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中国福建泉州的城市发展与改建：调查报告

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A Report from the Summer 1999 Field Studio in International Development Planning of the UBC School of Community and Regional Planning, UBC course Plan 545B

by Daniel Abramson and Michael Leaf, instructors, with

the students of Plan 545B, summer 1999: Sophia Chan, Steven Dang, Steven Gauley, Bryce Gauthier, Eve Hou, Johnnie Kuo, Chi-Yeh Lin, Rui Nakao, Valerie Pierre-Pierre, Leslie Shieh, Karen Wan, and Ge Wang,

and the students of Professor Lu Junhua, Tsinghua University School of Architecture, Department of Urban Planning: Jiao Yixue, Qu Lei and Yi Qian.

加拿大温哥华不列颠哥伦比亚大学社区与地区规划学院人居环境中心和清华大学建筑学院城市规划系吕俊华教授的国际合作研究项目, 1999年 6-7月

Centre for Human Settlements
School of Community and Regional Planning
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Vancouver, Canada

本报告是不列颠哥伦比亚大学社区规划学院1999年暑假实地工作室的总结成果，在本次工作室中，从北美三所大学（不列颠哥伦比亚大学，麦吉尔大学及伯克莱大学）及一所中国大学(清华大学)的15名学生利用七月份在中国福建省古城泉州进行街区研究。北美的12位学生对中国文化及语言有广泛经验，并包括规划、建筑、景观建筑各专业背景，中国的3位学生都是清华大学城市规划系的，并在吕俊华教授指导下工作。

此次实地工作室建立在不列颠哥伦比亚大学与清华大学及麦吉尔大学与清华大学之间的长期合作关系上。同时，清华与泉州的关系可追溯到1993年，泉州市曾是1994年不列颠哥伦比亚大学/清华大学前次实地工作室的场所。这些深层次的合作关系对本项目是重要的；尤其此工作小组大大得益于负责实施规划的泉州市市政城乡规划局的密切合作与援助。基于参与项目的有关各方，本项目应被认为不只是一次学术实习，而且是为在日益分离的规划学和建筑学领域之间，在西方与东方规划师之间搭筑桥梁的努力，这也正是现在西方的发展趋势。

我们目前的经验清楚表明，中国的城市规划实践与西方在此领域的发展有所差异。由于社会及经济上的重大转变而导致了中国城市在过去十年的变化。中国规划师们显然正在探索发展城市规划领域的新路子，以便能正确理解和参与在这个改革时代中筑就城市面貌的新生力量和角色。我们希望通过这个项目能够为这方面的研究做出我们小小的贡献。

This report is the summary output of the 1999 Summer Field Studio of the UBC School of Community and Regional Planning. In this studio, a group of fifteen students from three North American universities (UBC, McGill and UCBerkeley) and one Chinese university (Tsinghua) spent the month of July carrying out neighbourhood studies in the ancient city of Quanzhou, in Fujian province, China. Among the twelve North American students, there was a wide range of past experiences with Chinese culture and language and a diversity of disciplinary backgrounds covering planning, architecture and landscape architecture, while the three Chinese students were all part of the Tsinghua University Urban Planning Department, working under the guidance of Professor Lu Junhua.

This field studio builds upon long-standing collaborative relationships between UBC and Tsinghua, and between McGill and Tsinghua. As well, Tsinghua's connection to the city of Quanzhou dates back to 1993, and the city was the site of a previous UBC-Tsinghua Field Studio in 1994. The depth of these relationships has been essential to this project; in particular the group benefited greatly from the close cooperative assistance of the Quanzhou Municipal Urban and Rural Planning Bureau, the agency responsible for implementation of planning. Due to the array of actors involved, the project should be understood to be more than just a pedagogical exercise, but an effort at bridge-building between the increasingly separated fields of planning and architecture as they are developing in the West, and between Western and Chinese planners. It is clear from our experiences thus far that the practice of urban planning in China differs from how the field has evolved in the West. Due to the momentous social and economic changes which have transformed China's cities over the past decade, it is also apparent that Chinese planners are now searching for new ways to expand the field, so as to properly understand and engage with the new forces and new actors who are shaping the urban milieu in this period of Reform. We hope that through this project we are able to make our own small contribution to this search.

The survey-studio was designed to respond to the concern that new means of urban development and new social and economic actors have emerged in recent years and are shaping the urban environment in ways which are not yet accommodated by Chinese urban planning methods. New types of urbanization have developed so quickly that planners in China are not able to respond sufficiently, let alone act pro-actively in defining and dealing with problems. Quanzhou is a particularly appropriate locale for undertaking such work, as it has a long continuous history of private ownership within the built fabric of the city, and, related to this, an established tradition of urban change at the neighbourhood and household levels, in contrast to the government-led processes of urban development which have characterized many other Chinese cities in recent years (further information on the history and current development of Quanzhou is included as an appendix to this report). From our observations, and from our experiences with planning elsewhere in China, we also feel that Quanzhou's planners enjoy a more open and cooperative working relationship with the citizens of the city —a situation which is particularly conducive to developing innovative urban planning practices.

In the development of this project, three basic themes were put forward for guiding inquiry, which in essence correspond to different levels of scale, from the household to the local community. These themes are:

- housing and households: what changes have occurred to households over time, how are houses changing, or in other words, how do households interact with the built environment?
- community structure: how do households come together as community, what are the associational structures which unite neighbours, and how do these relate to formal administrative structures?
- public environment: how is it organized and how is it changing, what are the major environmental concerns at the neighbourhood level, and how are these addressed or shaped by actions of the residents and by the local government?

新形式的城市发展和新的社会及经济参与者在近年来出现并形成了尚未被中国城市规划方法所容纳的城市环境。本项目即被设计为对此种忧虑作出的反映。新形式的城市化发展如此迅猛，以至于中国的规划师们还不能做出充分的反应，更不用说积极地参与到对问题的解释和处理中。泉州是一个特别适应进行这种工作的地点，因为在城市建筑的肌理中它拥有长期的、不间断的私有制的历史。与此相关的是已建立的在街区及家庭层次上的城市变迁的传统，这与近年来以政府领导下的城市发展为特征的中国许多其它城市形成对比。（关于泉州的历史和现在发展的更多资料容纳在本报告的附录 中。）根据我们的观察，以及我们对中国其它地区规划的经验，我们还觉察到泉州的规划师们拥有一个与泉州市民更为开放及相互合作的工作关系。这种情形是尤其有助于发展创新的城市规划实践的。

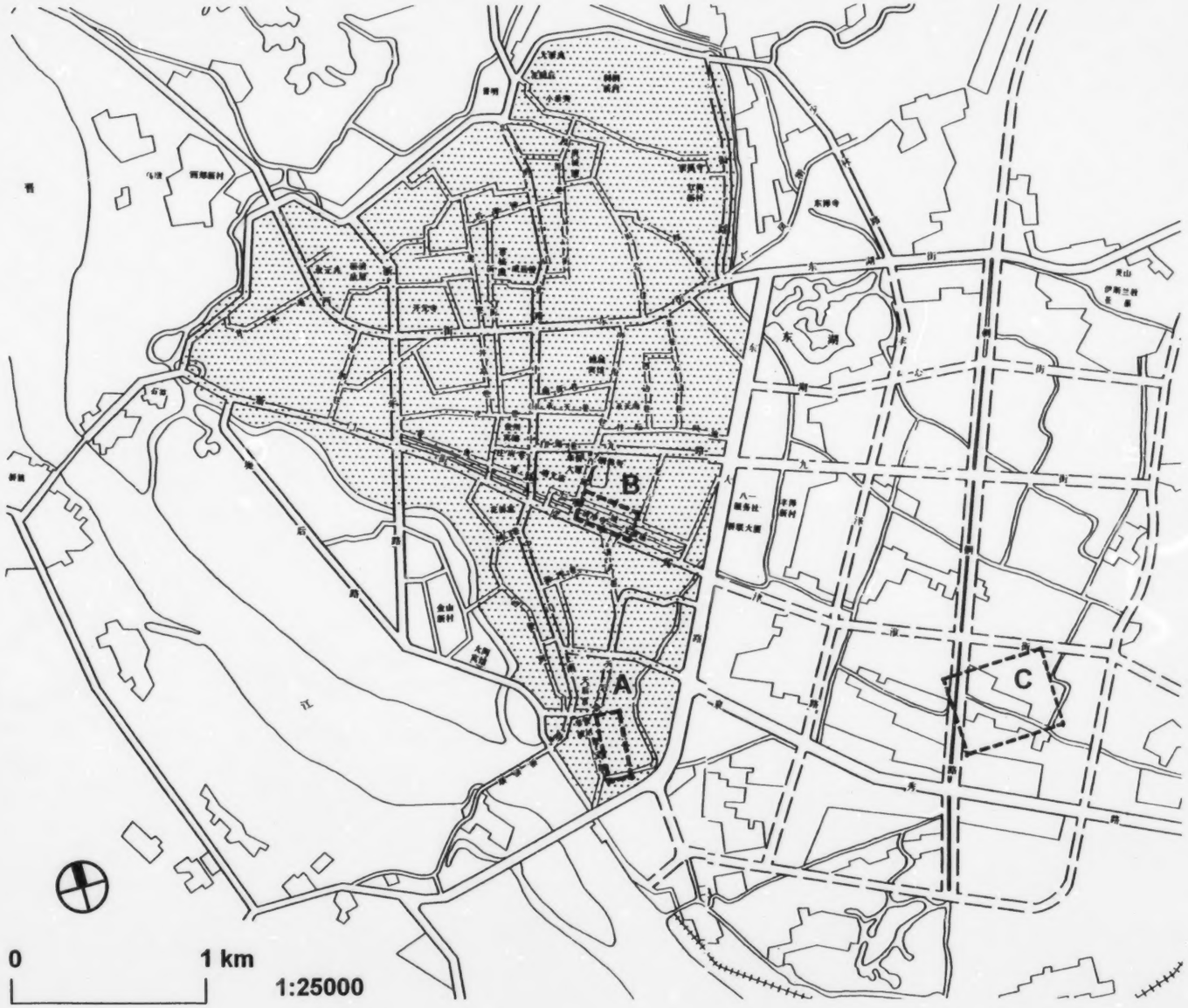
在项目的发展中提出了三个用于指导调查的基本主题，这些主题与从家庭到当地社区不同层次 的尺度上都在本质上相符合。这些主题是：

—住宅与家庭：家庭在时间跨跃中发生了什么变化？住宅是如何变化的？换一句话说， 家庭是如何与建筑环境相互影响的？

—社区结构：家庭如何组织在一起构成社区？是通过什么相关结构来联合邻里的？以及这 些是如何与正式的行政结构相联系的？

—公共环境：公共环境是如何组成及如何改变的？什么是在街区层次上主要的环境考虑？以及这些是如何被居民的行为和当地政府所讨论或成形的？

INTRODUCTION



研究及记录方法包括：绘制土地使用图，建筑类型及年限、公共空间的社会活动，以及环境问题；对独立式住宅的建筑研究；与住户、居委会或村委会和城市管理者们的座谈；街区住户问卷调查。虽然在自建住宅及某些开发的房地产住宅中包含相当一部分的非居住用途，这项工作仍主要专注于居住环境。

我们选择了泉州的三个地段，以便为同时对历史上的城市中心和迅速发展起来的城市边缘两种不同文脉的比较打好基础。这三个地段是：青龙巷，后城巷，东美(参泉州地图)。

Research and documentation methods included: mapping of land uses, building age and type, social activity in public spaces, and environmental problems; architectural studies of individual housing units; interviews with residents, developers, neighbourhood/ village committee members and urban management officials; and neighbourhood resident questionnaire surveys. The work focused primarily on residential environments, although self-built housing, as well as some types of developer-built housing, contain significant proportions of non-residential uses.

We chose three sites in the city in order to have a basis for comparison of different contexts in both the historic urban core and the rapidly growing urban periphery. The three sites are Qing Long Xiang, Hou Cheng Xiang/ Ba Gua Gou, and Dong Mei (see "General Map of Quanzhou).

General Map of Quanzhou
泉州地图
1:25000

General Map of Quanzhou, c.1990, showing the locations of the three survey areas: Qing Long Xiang (A), Hou Cheng Xiang (B) and Dong Mei (C).

Roads for the newly urbanizing districts to the east of the Old City are shown as dotted lines.

Qing Long Xiang is a neighbourhood lane in an area of the Old City that contains a high number of fine traditional vernacular houses, and that is historically significant for its proximity to the Song and Yuan dynasty port; the street is designated a preservation district, but nonetheless is experiencing the impacts of household level self-building, as relatively well-off families seek to enlarge their living areas while remaining in the neighbourhood.

Hou Cheng Xiang and Ba Gua Gou is another neighbourhood lane in the Old City that had strong traditional architectural character, but that was redeveloped in 1994-1997 by the Li Cheng District government's development company as part of a large-scale infrastructure and housing renewal project; original families were largely rehoused in new six-storey apartment blocks in one corner of the site, while the majority of the land was used for increased commercial space and relatively high-priced commodity housing.

青龙巷，古城中的一条居住街巷，包括大量优美的传统民居。由于接近宋、元时期的海港而在历史上有重要地位。这条街被列为历史保护区。然而由于一些相对富裕的家庭寻求扩大他们的居住面积，同时又要留在本街区中，所以这里也正在经历着居民住宅自建的冲击。

旧城区的另一条住宅街--后城巷和八卦沟，有极强的传统建筑特征。但在1994_98年间作为一个大规模基础设施和住宅翻新项目的一部分，由鲤城区政府的开发公司重新开发。原有的住户大部分被安置到场地一个角落上新建的6层公寓里，大部分的土地被用于扩展商业空间和相对高价值的商品房。

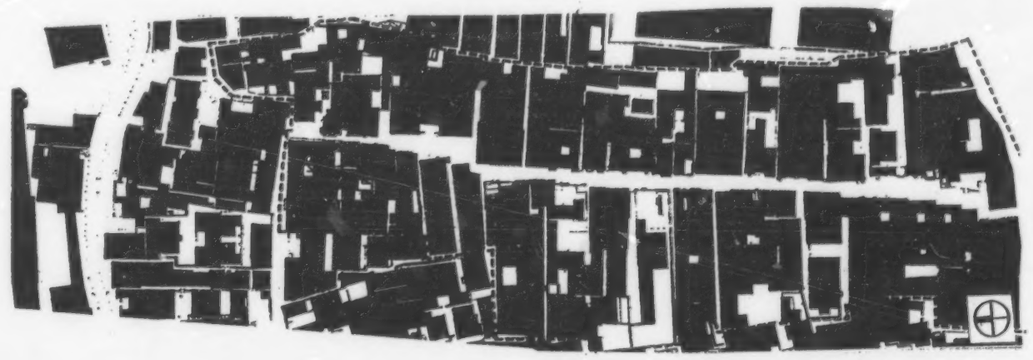


Figure-Ground Maps 建筑占地图 1:2000

Figure-Ground maps of detailed study areas in Qing Long Xiang 1999 (a), Hou Cheng 1997 (b) and Dong Mei 1999 (c).

青龙巷1999(a)，后城1997(b)及东美1999(c)的细部研究区域占地图。

C

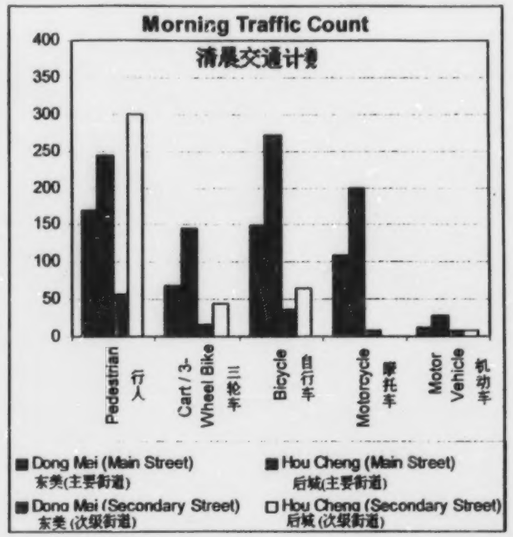
东美，一个正被卷入不断扩展的城市中边缘郊区的村落。村内包括本地村民和外地民工的自建住宅，以及发展商承建的由政府和城市工作单位的职工使用的房地产住宅 区。

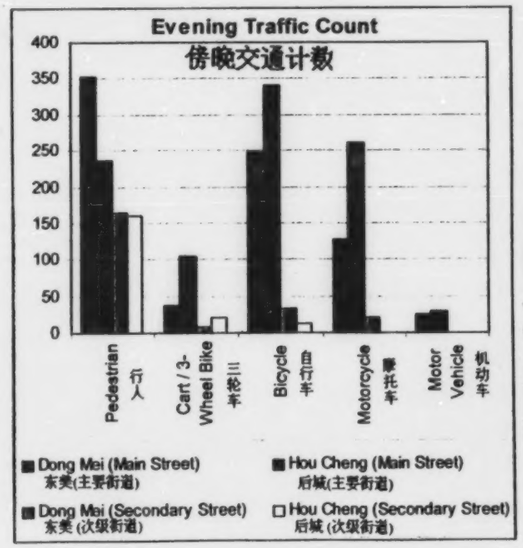
本调查在三个地段中主要分出11种不同类型，5种不同的开发商承建类，其中包括内城三个、地市边缘两个，三个是纯住宅，另外两个是多用途型；6种不同的自建住宅，内城一种，城市边缘两种，另三种在两处都有，六种都是多用途型而不是纯住宅型。这六种类型特性的区分由建设资金的来源、建造者的用途计划，建造者和住户的社会经济特征，以及由此导致的环境条件体现出来的 。

Dong Mei is a suburban village that is on the verge of being incorporated into the expanding city, and which includes both self-built housing occupied by local villagers and migrant labourers, and a developer-built housing estate occupied by government and urban work unit employees.

The survey identified essentially eleven different typologies within these three areas: five developer-built types, with three in the inner city and two on the periphery, three of which are exclusively residential, the other two with mixed uses; and six types of self-built housing, one in the inner city, two on the periphery and three in both places, with all six exhibiting a mix of uses. Distinguishing features of these six types may be seen in terms of the sources of capital for construction, intentions of use by those who built them, socio-economic characteristics of the builders and residents, and the resulting environmental conditions.

	Qing Long Xiang (examples in brackets) 青龙巷 (特色小吃等例)	Hou Cheng 后城	Dong Mei 东美
Loitering / Conversation 闲荡 / 交谈	✔	✔ (tea drinking) (饮茶)	✔
Sport, Recreation 运动, 娱乐	✔ (badminton) (羽毛球)	✔ (badminton, qi gong and dancing, formal free public concerts nightly) (羽毛球，气功及跳舞，夜晚免费的戏曲表演)	✔ (badminton, billiards) (羽毛球，桌球)
Informal Vending 非正式的贩卖	✔ (vending of flowers) (卖鲜花)	✔ (vending of flowers, food, fish) (卖鲜花，食物，鱼)	✔ (selling of misc. goods, fruits etc.) (卖音乐，杂物，水果等)
Formal Vending moved to street 搬到街道上的正式买卖	✔ (selling of buns) (卖面包)	✔ (vending of food, open air restaurants / café, tea house) (卖食物，露天餐厅，咖啡厅，茶室)	✔ (selling of buns) (卖面包)
Domestic work moved to street 搬到街道上的家庭工作	✔ (washing clothes, washing food) (洗衣服，清洗食物)	✘	✔ (clothes washing, sweeping, food preparation, meal eating) (洗衣服，扫除，准备食物，吃饭)
Industrial Activity 实业活动	✔ (construction, shoemaking) (建筑，做鞋)	✘	✔ (shoe repair, construction, other production) (修鞋，建房，其它生产)
Garbage 垃圾	✘	- Sufficient number of garbage cans, very clean streets - Used to have garbage problems on Ba Gua Guo street but recently much improved - 足够数量的垃圾桶，街道十分清洁。 - 八美沟曾垃圾问题严重，但现在有了很大改进。	- Vats of food garbage - Poorly maintained public toilets - Construction garbage strewn throughout site - 食物垃圾桶 - 公共厕所不清洁 - 建筑垃圾散落在街道上
Water Pollution 水污染	✘	- Polluted river creates stench - 污染的河流发出臭气。	✘
Others 其它	✘	- Back lane poorly maintained 岩 poor paving and landscaping - 后巷保持较差一铺装及景观差	- Flooding - Lack of green space and parks - Lack of fire hydrants - 洪水 - 缺少绿地和公园 - 缺少消火栓





Traffic Counts
交通流量

Morning and evening traffic counts were conducted in Dong Mei and Hou Cheng. These counts were done on a busy main street and a quieter secondary street in both cases.

东美及后城早晚的交通流量进行了计数。计数在一条主要繁忙的街道和一条僻静的街道进行。

The central issue which emerged in the case of the Qing Long Xiang was the delicate problem of how to reconcile historic preservation for the area overall with the ongoing processes of self-building which now characterize change in the neighbourhood. Two points about self-building are important to remember. First, that it is through self-building that the residents of the area are able to express their own aspirations for the future of the city, and, second, that the processes of self-building by households has historically been the means by which the city has achieved its character.

青龙巷调查中的中心问题是个敏感的问题，即如何协调整个区域的历史保护与已成为现今街区变化特征的不断发展的住房自建问题。关于自建问题有两个值得注意的要点。第一，正是通过自建使得居住区域能够为城市的未来表达自己的渴望，第二，历史上正是通过这种居民的自建方式使 城市获得了它现有的特征。

In the city's current stage of development, this requires that the city government and the residents need to find a way to accommodate desires for modernization while maintaining traditional "character." Determining exactly what constitutes the character of the place is therefore necessary for finding this balance. It is important that this is done in Qing Long Xiang, as it is recognized that this is a special place, in that there are not many streets of this quality left in the Old City.

The project therefore identified specific typologies of construction along the street, both historic and current, with the idea that some of these contribute to the street's historical character, while others detract or are disruptive. Analysis of the public and semi-public spaces along the street, in particular looking at how these spaces are used by the residents, brought forth the understanding that it is the space overall, not just the buildings, which should be maintained. The preservation of the street's character is complicated by the understanding that fundamental social conditions underlie built form, and that, in this instance, family conditions have changed dramatically since the time when most of the street was created.

The social make-up along the street is comprised largely of elderly residents and small families, in contrast to the extended families of the past. The internal subdivision of historically larger properties in recent years therefore presents new challenges for ongoing construction in this area.

在城市现今开发的阶段上，需要市政府和居民找到一种满足在保持传统“特征”的同时又实现现代化愿望的方式。所以准确地判断场所所包含的特征以找到这一平衡是非常必要的。由青龙巷来实现这一目的的重要的，因为青龙巷被认为是一个特殊的场所，在古城内具有这个特性的街道已不多存在了 。

因此本项目鉴定了沿街历史和现在建筑的特殊类型，提出了哪些建筑对街道的历史特征有所贡献，而哪些损害或破害了历史特征。通过对沿街公共、半公共空间的分析，特别是通过观察居民对这些空间的使用，使我们理解到需要保护的应该是一个整体空间，而不是其中的个体建筑。保护街道特征的 想法是复杂的，因为在建筑形式的背后存在着基本的社会条件，而且，在这个实例中，街道建成后，家庭状况就已经发生了巨大的变化。街道的社会特征相对于过去大家族家庭而言，是由大比例的老龄居民和小型家庭构成的。因此，近些年来传统大家族的内部分化为这一地区不断发展的建设提出了新的挑战。

Qing Long Xiang Figure Ground Maps
青龙巷建筑占地图
1:2000

A cross comparison of figure ground from 1993 (a) to 1999 (b) for the entire Qing Long Xiang area.

整个青龙巷地区1993(a)和1999(b)年占地图的横向比较

对这一地区开发的一个历史的理解也暗示了寻找传统和现代之间的平衡意味着不只是要为旧的结构引入现代设施，因为居民的愿望是由现代的风格和符号构成的。这是一个历史进程的条件。十九世纪二十年代南洋风格的建筑(如今已被看作是传统城市肌理的一部分)即是一个证据。即使这种结构在当时由于它们自身的不连续而被认为是与现存传统建筑风格相矛盾的。

例如，我们参观了一个以南洋风格为主并融合强烈的传统寓意(中心庭院、梁柱结构、红砖饰面、砖雕及彩绘)的住宅。这栋住宅建于十九世纪二十年代，是由当时家族中从马尼拉回国的父亲建造的，现在的产权由五位后代所有。房屋如今已很大程度上被荒废了，只有一位后代暂时居住在这里，因为她常常住在其子女家里。具有历史建筑称号的这个栋住宅给这个家庭带来了问题，因为他们不能对建筑进行任何改变，只能依原样修复，而这又不是这个家庭愿意做的。

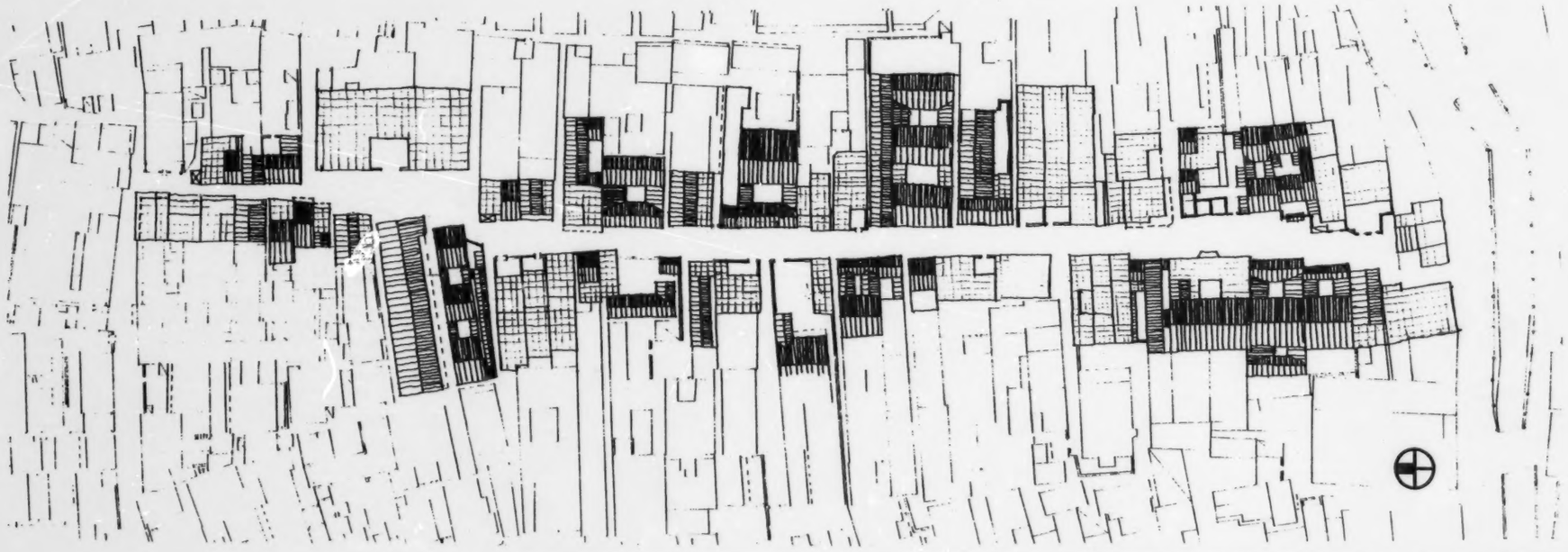
An historical understanding of development in this area also implies that finding a balance between tradition and modernity means more than just introducing modern amenities to old structures, as residents' aspirations are shaped by styles and symbolism of modernity. This is a condition with historic precedent, as is evident from the "Nanyang" style houses of the 1920s, which are now looked upon as components of the traditional urban fabric, although such structures were considered controversial at the time they were built, due to their own discontinuity with established traditional building practices.

For example, we visited one prominent Nanyang style mansion with strong traditional overtones (central court, post and beam construction with red brick infill and detailed carved and painted panels). The house was built in the 1920s by the patriarch of the family, who had returned at that time from Manila. It is now jointly owned by five descendants. The house is in terrible disrepair, and had in the recent past been rented out to a number of tenants. The house now is largely deserted, except for one of the descendants, who was staying there only temporarily, as usually she stays at the homes of a succession of relatives. Designation of the house as an historical structure is problematic for the family, as they cannot make changes to the house except to restore it to its original condition, something the family is unwilling to undertake.

Roof Map
屋顶平面图
1:1000

Roof map for Qing Long Xiang.

青龙巷屋顶平面图



The dispersed ownership is also problematic to decision-making regarding this property. This case illustrates that there are underlying financial problems to the historic preservation strategy now being pursued by the city. What alternatives might be developed? Is it really possible, for example, that each old house such as this become a museum, which therefore allows it to have a stream of revenue to support it? It may be noted here that another old mansion which we visited near Kai Yuan Si was designated five years ago to become a tea museum, and yet has still not been renovated and continues to deteriorate. Another very different strategy (similar to what we had observed in Beijing) would be to upgrade the old houses in such a way that they would be attractive for wealthy overseas investors who wish to own a place in Quanzhou. This, however, also raises issues of sustainability and viability on a large scale and points to the problem of "conserving the neighbourhood vs. conserving the people who live there." A critical choice is presented here: is it more important for the ongoing character of the city to maintain the existing physical environment or promoting the continuity of the neighbourhood's social make-up?

The large number of new, multi-storey, tile-clad self-built houses in the neighbourhood present a somewhat different construction typology, which is significantly altering the character and built density of the area. This is obviously indicative of a recent influx of capital on a household level. The results are seen to be disruptive to the "traditional" character of the neighbourhood, a character to which the Nanyang mansion might be said to be contributing. This raises an interesting conjecture: is the new wealth that is flowing in during this time of openness really all that different from that which occurred at the time that the Nanyang house was built? Evidently the son of the original builder argued with his father over whether a traditional or modern house should be built. Tradition (and the family elder) won out, but with distinct overtones of South Seas colonial architecture. Are the new buildings really all that different, except for characteristics such as materials and building style? Much of the new construction is reminiscent of recent urban residential construction from Malaysia, the Philippines, Hong Kong and elsewhere, showing that similar conduits of overseas style are in place now as they were in the 1920s. Despite the changes that are inherent in the on-going processes of incremental redevelopment, it was pointed out in discussions that in relative terms this form of urban change is nonetheless less disruptive than large-scale developer driven redevelopment.

分散的产权也带来了财产决定权的问题。这种情况说明，存在着一个如今城市推行的历史保护策略的潜在的资金问题。到底应该开发什么？例如是否有可能把每个这样的古建筑都改成博物馆，以便得到一定的资金来源来保护古建筑？值得注意的是，另一个我们参观过的靠近开元寺的传统建筑五年前被改为茶博物馆，但至今仍未得到整修而继续荒废。另一个策略(同我们在北京所观察的相似)是吸引那些想在泉州拥有地产的海外富人来改造这些传统住宅。然而这也带来了在更大范围内可持续性发展和生机的问题，同时也指出了是对"街区保护"还是对"居住在那里的居民的保护"问题。关键的决择就在这里，对于正在发展的城市特征，是保持现存的特质环境重要，还是提倡街区社会面貌的连续性更重要？

街区内大量新的多层面砖贴面的自建住宅表现了某种不同的建筑类型，很大程度上改变了街道的特征及建筑密度。这是最近家庭层次上资金流入的一个明显的表现。这一结果被认为是对街区"传统特征"的破坏。而这种特征可能就是当年南洋建筑风格带来的。这导致了一个有趣的推测：是否开放以来所聚集的新财富真的与当年南洋建筑兴建时的财富有什么不同吗？显然，当年这栋房屋始建者与其父辈争论的是应该兴建传统建筑还是现代建筑。虽然传统(及家庭的长者)获胜，但也明显吸收了南洋殖民建筑的风格。除了象材料和建筑风格这样的特性之外，新的建筑真的与之完全不同吗？新建筑的许多方面都可以使人联想到马来西亚、菲律宾、香港及其它地方的城市住宅建筑，显示出正如十九世纪二十年代一样，海外风格正在引入本地。尽管存在着作为不断增长的重新开发过程的这些本质变化，讨论中仍可以看出，相对而言这种城市变化的形式对传统的破坏比那些开发商大规模地重新开发要小得多。

Public-Private Map
空间分析图
1:1000

Public-private map for Qing Long Xiang.

青龙巷空间分析图

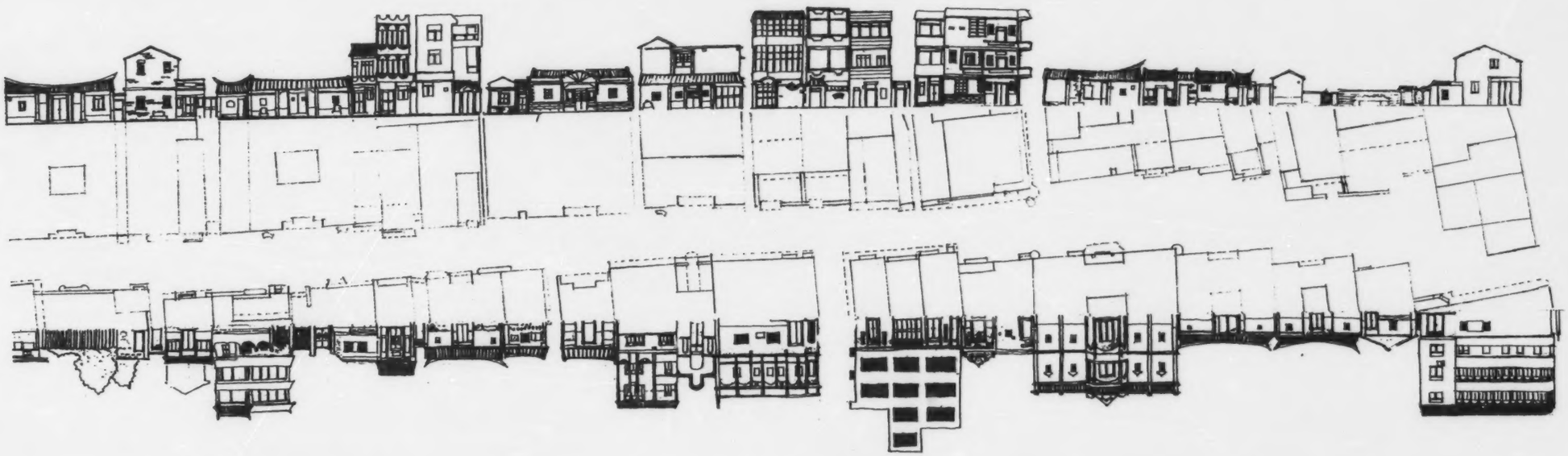
In order to develop a strategy for achieving a balance between tradition and modernity in the ongoing redevelopment of this area, it is necessary to recognize, first of all, that self-building, or at least small-scale interventions by individual households, will continue as the basic method of building in this area. With this in mind, conservation then becomes an issue of how to encourage existing residents to care for historical styles and environments. Planning should thus include not only physical design but also public education programs which encourage civic pride in the historic qualities of the city. The broad intention of this sort of approach is to work through the residents to develop housing and urban construction which is congruent with historic forms, since it is the residents themselves who will build this environment. This is a strategy in keeping with historic conservation practices in older cities of Europe and elsewhere.

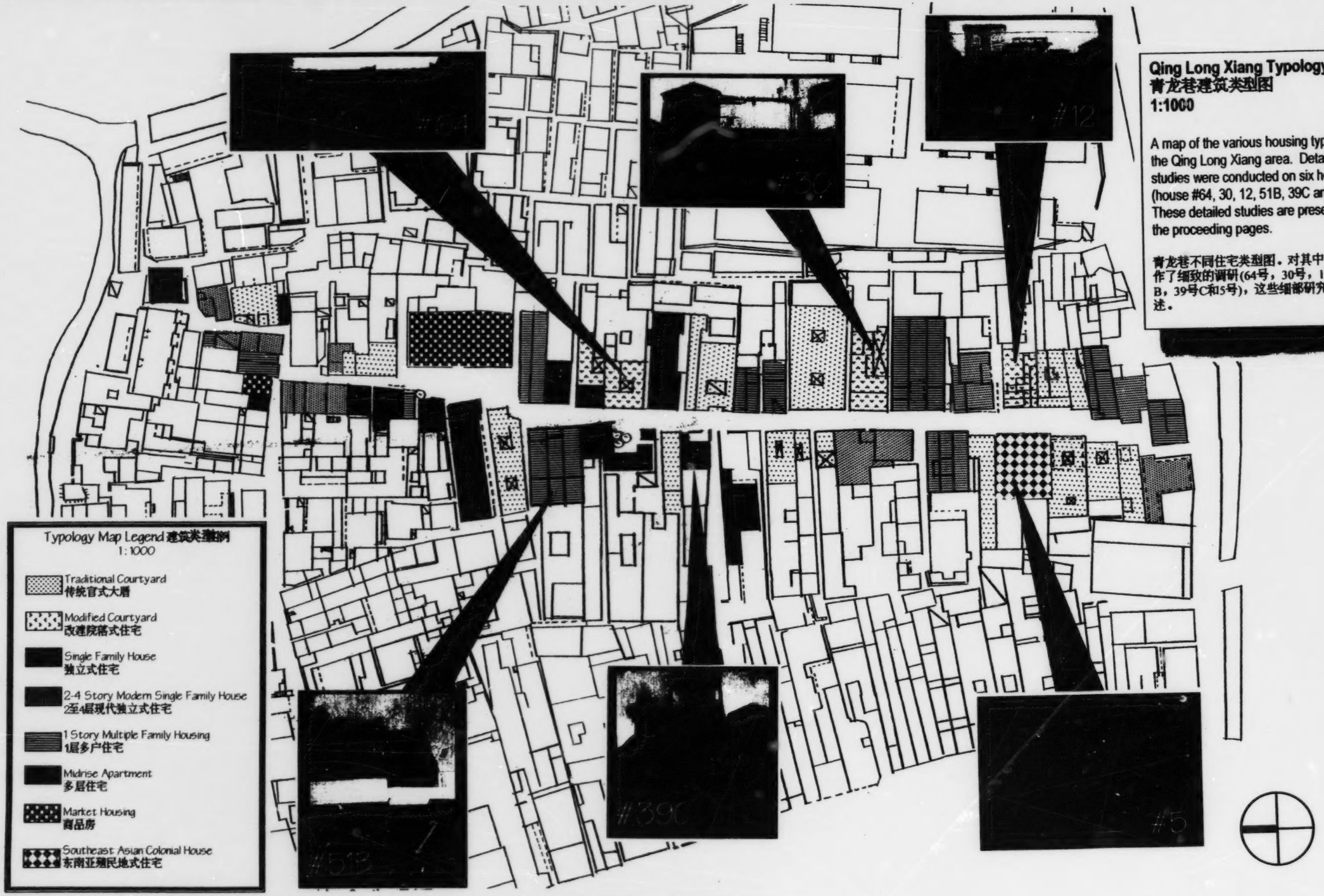
为了给这一地区正在进行的改造获得传统与现代之间的平衡提出一个策略，有必要注意，自建或至少小规模的住户个人的介入将作为这一地区建设方法的基础而持续下去。记住了这一点，那么保护就变成了一件如何鼓励现住居民关心历史风格和环境的问题。所以规划不仅仅应该包括形式设计而且还应该包括鼓励市民以城市历史的质量为骄傲的公共教育方面。这一建设的广泛目的是使居民在开发住宅和城市建设中与历史形式保持一致，因为正是居民自己希望建设这个环境。这也正是在欧洲及其它地区古老城市历史保护实践的一个策略。

Elevation
立面
1:500

Street elevation for Qing Loong Xiang

青龙巷街立面





Qing Long Xiang Typology Map
青龙巷建筑类型图
1:1000

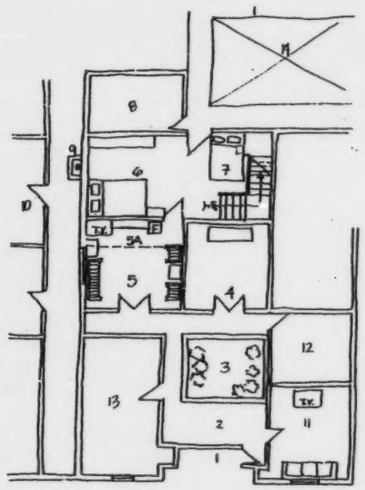
A map of the various housing typologies in the Qing Long Xiang area. Detailed studies were conducted on six households (house #64, 30, 12, 51B, 39C and 5). These detailed studies are presented on the proceeding pages.

青龙巷不同住宅类型图。对其中六栋住宅作了细致的调研(64号，30号，12号，51号B，39号C和5号)，这些细部研究在下面陈述。

Typology Map Legend 建筑类型例
1:1000

- Traditional Courtyard 传统官式大厝
- Modified Courtyard 改建院落式住宅
- Single Family House 独立式住宅
- 2-4 Story Modern Single Family House 2至4层现代独立式住宅
- 1 Story Multiple Family Housing 1层多户住宅
- Midrise Apartment 多层住宅
- Market Housing 商品房
- Southeast Asian Colonial House 东南亚殖民地式住宅

House #64: Modified Courtyard House
64号住宅：改建院落式住宅



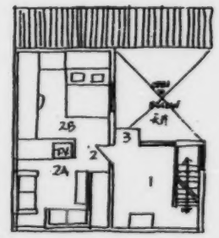
Date of construction: over 100 years ago, 2nd floor in 1990
No. of floors: 2
Number of occupants: Entire house more than 20 people, 7 in immediately family

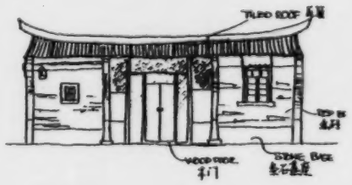
This house is a large traditional house with two courtyards, housing 4 related families. Mr. Chen would like to separate the families and rebuild if they have money and government approval. However, he is aware of preservation ideals. In 1990, a 2nd level was built to house a son, his wife and grandaughter. Mr. Chen is a retired puppeteer and volunteers as the vice president of the Senior Citizen's Club and president of the Temple Committee.

建造年代：100年以上，
1990年加建两层楼
层数：2层
居住人数：所有家庭成员多于20人，现住人数：7人
建筑材料：燕尾砖，石料

这栋住宅是一栋很大的传统院落式住宅，两进院落，现住4个有亲属关系的家庭。陈先生希望在资金许可的时候重建这栋住宅，但他业很关心建筑保护的动向。1990年，他加建了住宅的2层部分，来解决女儿，儿子，儿媳的居住问题。陈先生退休前是木偶剧团的团长，目前是老年协会的副主席，并且担任青龙巷慈济宫寺庙理事会的副主席。

1. ENTRANCE 入口
2. FOYER 门厅
3. COURTYARD 庭院
4. FAMILY ALTAR 祖堂
5. LIVING ROOM 起居室
5A. ENTERTAINMENT SPACE 上演戏娱乐空间
6. GRANDPARENTS' ROOM 祖父母卧室
7. SPARE BED 备用床铺
8. MAID'S ROOM 女佣卧室
9. WASHING AREA 洗衣区
10. WASHROOM 卫生间
11. T.V. ROOM 电视室
12. ROOM/MAID 房间
13. ROOM/MAID 房间
14. SECOND COURTYARD 第二庭院





House #30: Modified Courtyard House
30号住宅：改建院落式住宅

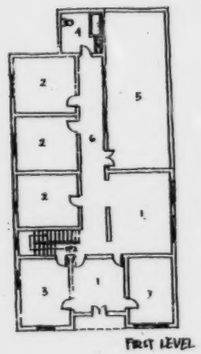
建造年代：100年以上
1982年加建两层楼
层数：2层
居住人数：3
建筑材料：燕尾砖，石料

这栋住宅常住人口目前只有3人，庄先生及他的妻子和女儿。庄先生计划重建住宅，但是依照传统，由于母亲去世，要守孝3年后才能动工。这栋房屋曾经作老人协会的活动场所，但由于参加人数不多，目前已经停止在此处活动。庄先生及其夫人已退休，他们常参加老人协会的活动，原工作单位及寺庙的活动。

Date of Construction: over 100 years ago, 2nd story added in 1982
No. of floors: 2
Number of occupants: 3
Materials: Brick, stone

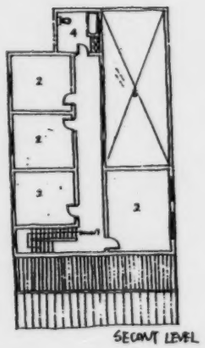
This house has only 3 occupants, Mr. Zhuang, his wife and their daughter. His other children have moved away. My. Zhuang has the intention to rebuild but due to tradition, he must wait three years after the recent death of his mother. The house used to be used frequently as a gathering place for elderly residents of the neighborhood but the number of senior citizens has decreased. Mr. Zhuang and his wife are retired and often attend the Senior Citizens Club, original work unit activities and the temple.

1. LIVING ROOM 起居室
2. BEDROOM 卧室
3. KITCHEN 厨房
4. TOILET 卫生间
5. BALCONY 阳台
6. IN PROCESS 施工中
7. GARAGE FOR MOTORCYCLE 摩托车车库

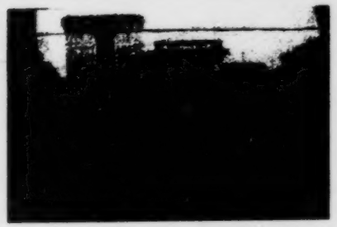


FIRST LEVEL 首层平面

1. LIVING ROOM 起居室
2. BED ROOM 卧室
3. KITCHEN 厨房
4. TOILET 卫生间
5. BALCONY 阳台
6. IN PROCESS 施工中
7. GARAGE FOR MOTORCYCLE 摩托车车库



SECOND LEVEL 二层平面



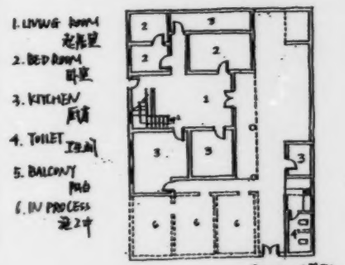
House #12: Modified Courtyard
12号住宅：改建院落式住宅

建造年代100年以上
1985年加建两层楼
层数：2层
居住人数：12人
建筑材料：燕尾砖，石料

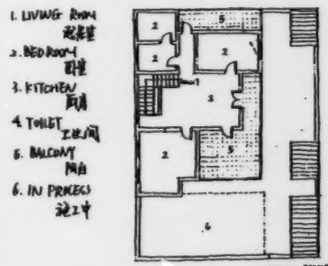
这个家庭已在此居住了四代，现在
翻修住宅临街的部分。尽管整个家
一宅，但他们做饭吃饭都是分开的
是老年协会和寺庙理事会的主席。
口井可以在缺水时提供水源。

Date of Construction: over 100 years ago, 1985 - 2nd story addition, currently restoring fallen roof
No. of floors: 2
Number of occupants: Fourteen - 4 sons, 4 wives, 4 grandchildren, Mr. Huang and wife
Materials: Brick, stone

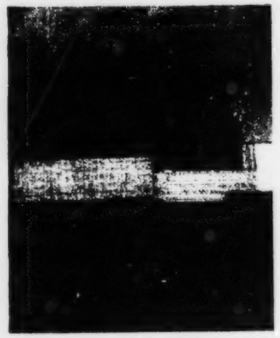
The family has lived in the neighborhood for four generations. Currently they are rebuilding the front portion of the house. Although the entire family lives together, they all cool and eat separately. Mr. Huang is the president of the Senior Citizens Club and the Temple committee. There is a well on the property that provides water when there is a shortage.



GROUND LEVEL
首层平面



SECOND LEVEL
二层平面



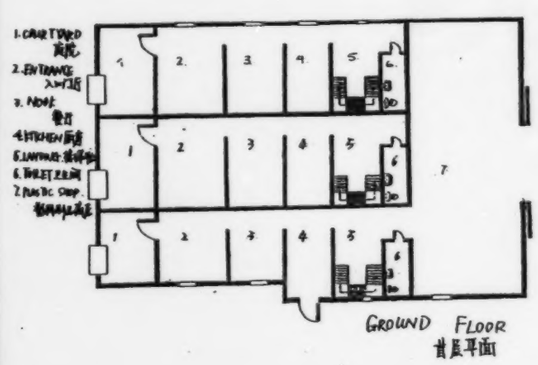
House #51B: 2-4 Story Modern Single Family House
51栋B住宅：3层现代独立式住宅

Date of construction: 1996
No. of floors: 3
No. of occupants: 5
Materials: Whites tiles

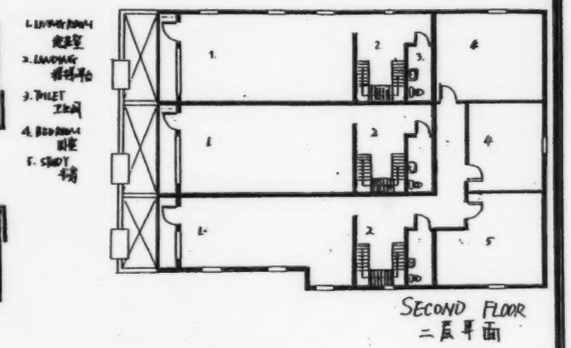
Mr. Soo and his family are part of the entire Soo family who have lived in the neighborhood for over 100 years. The original courtyard house was over 400 m^2. A few years ago, Mr. Soo and his 3 brothers decided to rebuild. They hired a construction company to design and build four identical houses for 200,000 yuan each. Each floor also has an identical plan. Mr. Soo and his wife are proud of their new house and find it more comfortable than their courtyard house. They occupy the ground level while his grandson is on the second and his son and wife are on the third. Mr. Soo is proud to say that he now has too much room!

建造年代：1994年自建
层数：3
居住人数：5人
建筑材料：白色面砖

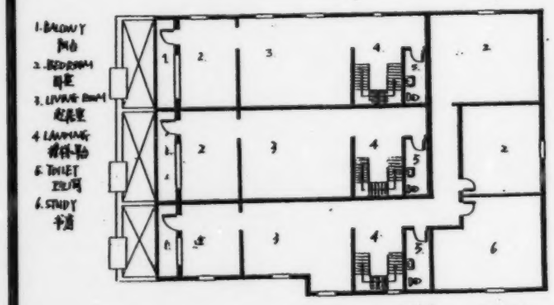
苏姓家族在这条街已居住了一百多年，苏先生及其家庭便是这家族的一部分。原来此基地上的传统院落式住宅面积超过四百平米，几年前苏先生及其三个兄弟决定重建住宅，他们聘请了一个建筑工程公司进行设计和施工，修建了四栋同样的住宅，每栋耗资二十万元，每栋住宅的每层面积也是完全一样的。苏先生及夫人以其新宅为自豪，他们感到比在老宅中居住更舒适。他们住在首层，他的孙子住二层，儿子儿媳住三层，苏先生骄傲地说他现在有“太多的房间”。



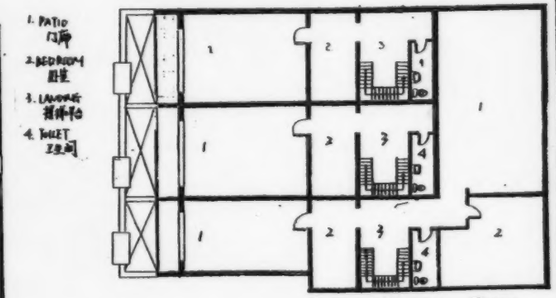
GROUND FLOOR
首层平面



SECOND FLOOR
二层平面



THIRD FLOOR
三层平面



FOURTH FLOOR
四层平面

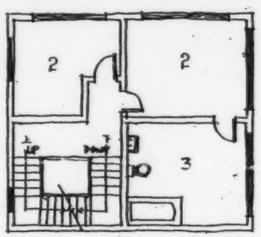
House #39C: 2-4 Story Modern Single Family House
39栋C住宅：2至4层现代独立式住宅

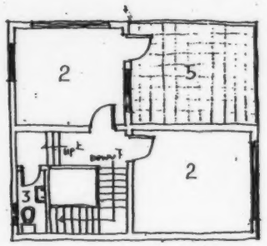
Date of construction: 1989
No. of occupants: 5
No. of floors: 4
Materials: Yellow tiles

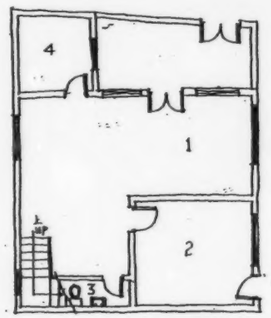
This family has lived in the Qing Long Xiang neighborhood for three generations. They have recently purchased this house from the original owner with money saved over a period of 20 years. The occupants of this house include the owner, his wife, child and his parents. He is currently constructing a kitchen on the ground level to facilitate accessibility for his parents. There is an existing kitchen on second kitchen on the second floor.

建造年代：1989年
层数：4
居住人数：5人
建筑材料：黄色面砖

这个家庭在青龙巷已居住了三代，
下了这栋住宅，资金来源是二十多
。目前这栋住宅的常住人口包括户
子，儿女和父母。目前他正在首层
房以便其父母使用。

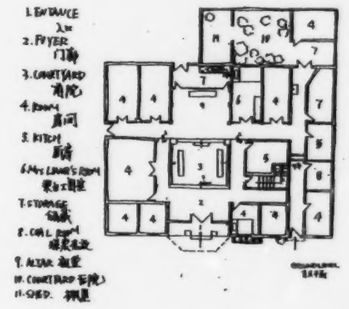






1. LIVING ROOM 客厅
2. BEDROOM 卧室
3. TOILET 卫生间
4. KITCHEN 厨房
5. BALCONY 阳台

House #5: Southeast Asian Colonial House
5号住宅：东南亚殖民地式住宅

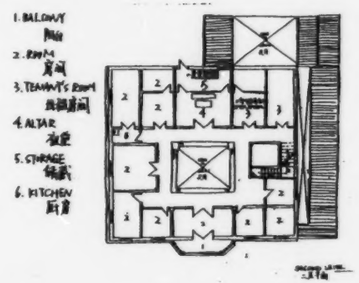


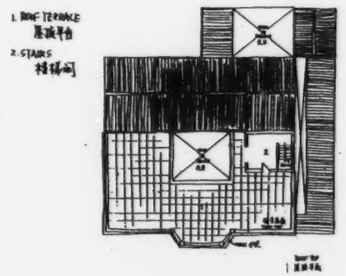
Date of construction: 1937
No. of occupants: 5
No. of floors: 2
Materials: Brick, stone

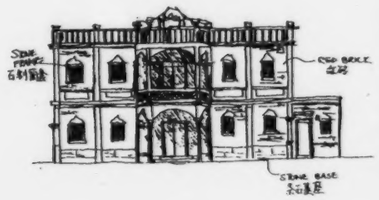
Mrs. Liang is the only family member still living in this house, although she sometimes lives with her children in other areas of Quanzhou. This house was built by her late husbands father who financed the construction with money earned in the Philippines. The house is now owned by Mrs. Liang and four of her husbands brothers. A few years ago, they all moved out and now 7-8 rooms are rented out to various tenants. Mrs. Liang is sensitive to the issue of preservation (especially of her house) and would like to either see the government purchase the house or if not, she would like to give the house to the government for free. Mrs. Liang regularly attends the Senior Citizens Club and the nearby Christian Church.

建造年代：1937年
层数：2
居住人数：5人
建筑材料：燕尾砖，石料

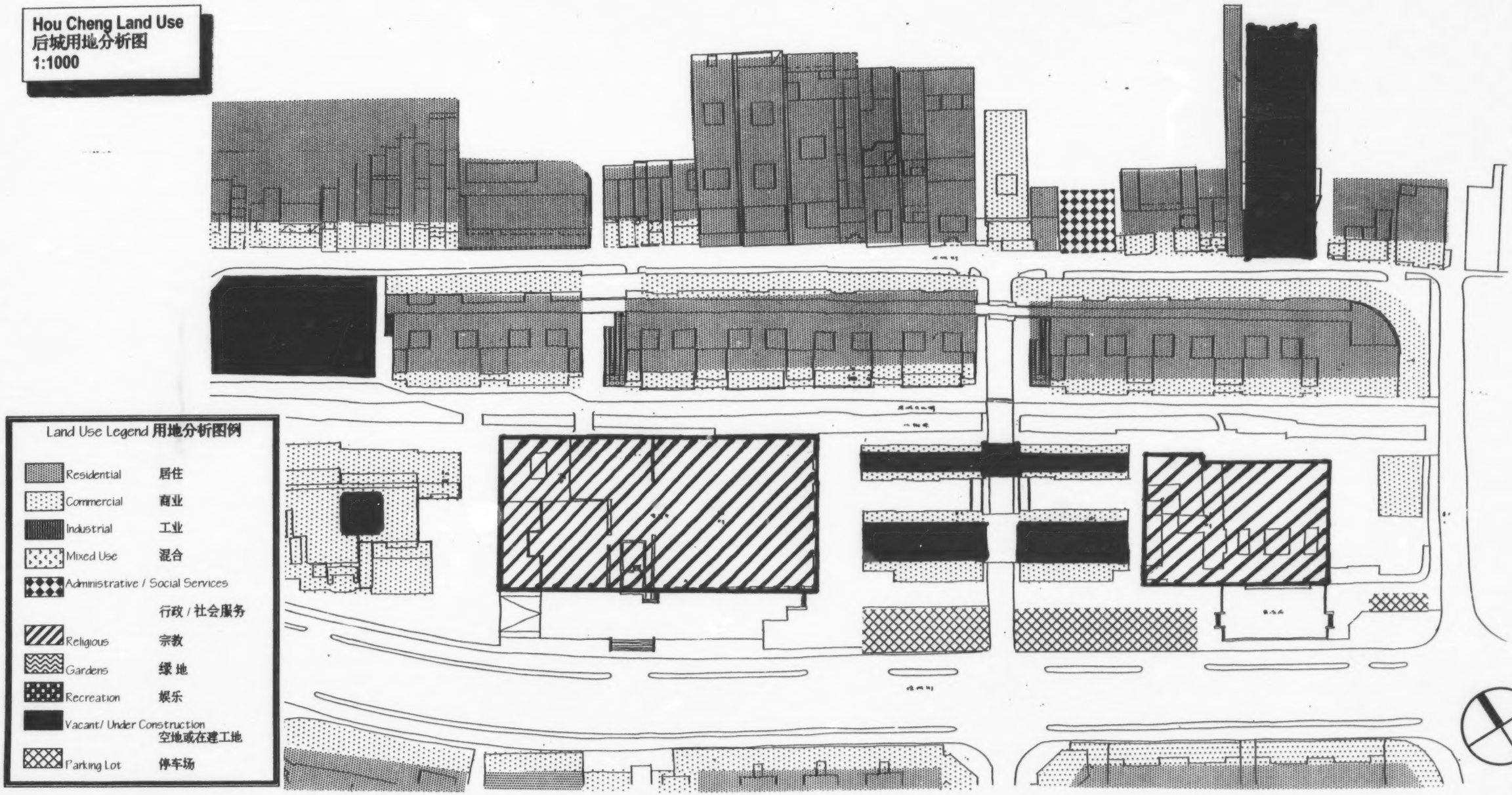
梁女士是仍在这栋老宅中居住的唯一产权人，而且她经常住在泉州其它地方的女儿家中。这所住宅是梁女士丈夫的父亲修建的，他在二十年代时期曾在非律宾工作，挣了钱后回乡建成这栋住宅。这所住宅目前产权由梁女士及其丈夫的三个兄弟所有。几年前其它人都搬出了老宅，现有七，八个房间租给房客使用。梁女士对建筑保护问题十分关注，她希望政府能收购这栋住宅。梁女士经常参加附近教堂的宗教活动。





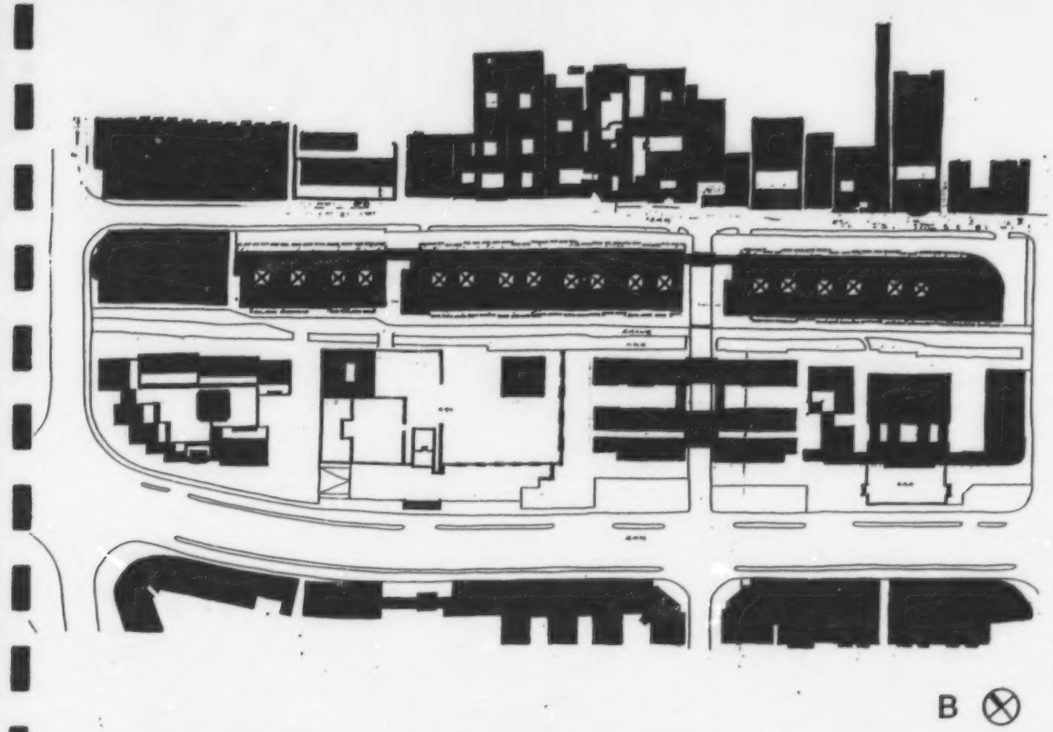


Hou Cheng Land Use
后城用地分析图
1:1000



Land Use Legend 用地分析图例

- Residential 居住
- Commercial 商业
- Industrial 工业
- Mixed Use 混合
- Administrative / Social Services 行政 / 社会服务
- Religious 宗教
- Gardens 绿地
- Recreation 娱乐
- Vacant/ Under Construction 空地或在建工地
- Parking Lot 停车场



Hou Cheng Figure Ground Maps
后城建筑占地图
1:2000

A cross comparison of figure ground from 1992 (a) to 1997 (b) for the entire Hou Cheng area.

整个后城地区1992(a)和1997(b)年占地图的横向比较

后城巷街区也是有一些很好的传统民居建筑范例的一个区域，而且还包括了宋代的、国家级保护单位的清净寺，以及古城最兴旺的道观，关帝庙。然而，由于街区毗邻主要大街，涂门街，而且由于古城的主要排水管线通过此街区，所以根据九十年代初到九十年代中提出的古城控制建议，已经被改造。政府用地的开发权，由于在当地（鲤城区）建设部门授权，交给了一个开发公司进行大规模的实践。主要街道被拓宽，基础设施得到改善；独立式住宅被高密度的多层单元式住宅所取代；原有居民也被安置回迁到这一地段内；居住单元的网落式的增多以市场价格出售而获利提供了条件；商业空间的增加提供了大厦出售的基础，与此同时，历史和

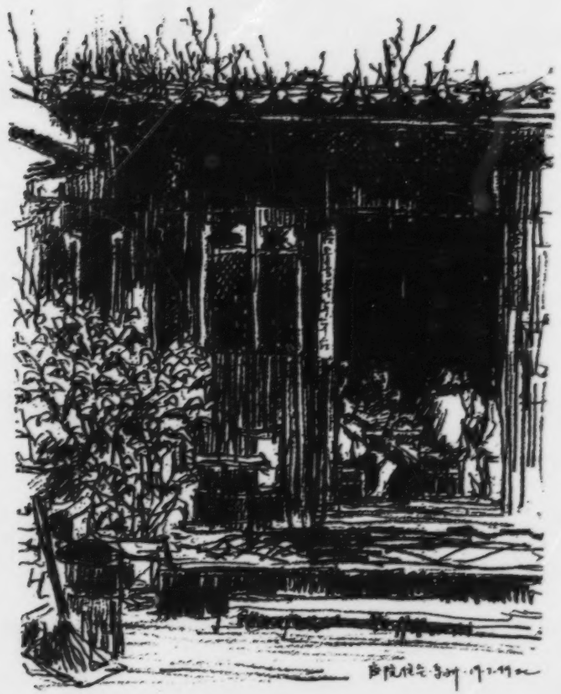
The Hou Cheng Xiang neighbourhood is also an area with fine examples of traditional residential architecture, and in addition includes the Song dynasty Qing Jing Mosque, a nationally-protected historic site, and the Guan Yue Miao, the Old City's most popular Taoist temple. However, because the neighbourhood is adjacent to a major thoroughfare, Tu Men Jie, and because the Old City's main drainage and sewage line runs through the neighbourhood, it has already undergone redevelopment according to an approach that was dominant in the Old City in the early-mid 1990s: large-scale exercise of government land development rights by a profit-making development company associated with the local (Li Cheng) district construction commission; major street widening and upgrading of physical infrastructure; replacement of single-family homes with higher-density multi-unit housing; relocation and concentration of existing residents on site; net increase of housing units to allow for profitable sale at market rates to new residents; and net increase of commercial space for sale on a condominium-type basis.

Preservation of historic and cultural monuments, meanwhile, was approached more or less by spacially isolating them in open plazas and by limiting the heights of nearby buildings.

Municipal planning authorities have already begun to seek less drastic approaches to improving the Old City's environment, and the debate over what type of approach is most appropriate in particular circumstances is far from resolved. The goal of this survey was to help inform this debate by reviewing some of the impacts of the change in the redeveloped block between Hou Cheng Xiang and Ba Gua Gou (an open stream that has served as both drain and sewer for the center of the Old City). The survey team placed special emphasis on the study of public space and commercial activity in order to evaluate the effectiveness of the government development agency's considerable investment in the public environment in this project. Somewhat less emphasis was placed on the situations of individual households, although a general sense of the success of relocation from the perspective of relocated households was obtained through interviews and survey questionnaires. The surveyed shops/households included both ground-floor shops in the block between Ba Gua Gou and Hou Cheng Xiang, apartments in the Chin Hua relocation housing, and also some shops in the new buildings along Tu Men Jie. Four interviews were conducted with business owners on Hou Cheng Xiang, two on Ba Gua Gou and one on Tumen Jie. The questionnaire response rate (28 out of 100) was too low to be representative, but it was useful as a supplement to the interviews and physical survey.

To summarize the survey findings, the Hou Cheng area survey revealed a number of trade-offs resulting from redevelopment:

1) a generally high quality environment has resulted from redevelopment, but the area has yet to take on a lively social atmosphere;
2) redevelopment has modernized the area's housing and improved its public amenities and infrastructure, but destroyed or damaged much of its historic vernacular residential architecture;
3) the commercial and public character of the area has increased at the expense of a formerly quiet and semi-private residential neighbourhood;
4) new, high-income residents have been accommodated in spacious, well-designed terraced housing, while many original residents have been relocated to smaller, standardized apartments in high-density apartment buildings;
5) a streetscape unified by a conscious, large-scale professional act of urban design has replaced a streetscape unified by a vernacular tradition that guided multiple individual acts of building.
6) the environment and amenities along Ba Gua Gou are much improved, but the environmental quality of Hou Cheng Xiang itself has deteriorated.



文化纪念物的保护或多或少在开敞广场中被特殊地孤立出来，并且限定了相临建筑的高度。

城市规划部门已经开始寻找更温和的方案来改善古城的环境，什么样的方式是最适合这一特殊情况的讨论还远远没有得出结论。这次调研的目的就是要通过回顾后城与八卦沟 (一条提供古城中心下水和污水排放的小溪) 之间改造地块的一些重大的变化，来帮助激发这一讨论。调研小组特别强调对于公共空间及商业活动的研究，以评价政府开发代理在这一项目中对于公共环境的可观的投资。个体的家庭居住状况强调较少，尽管从访问和调查表中获得了一个从回迁住户的角度上一个成功的普遍感觉。

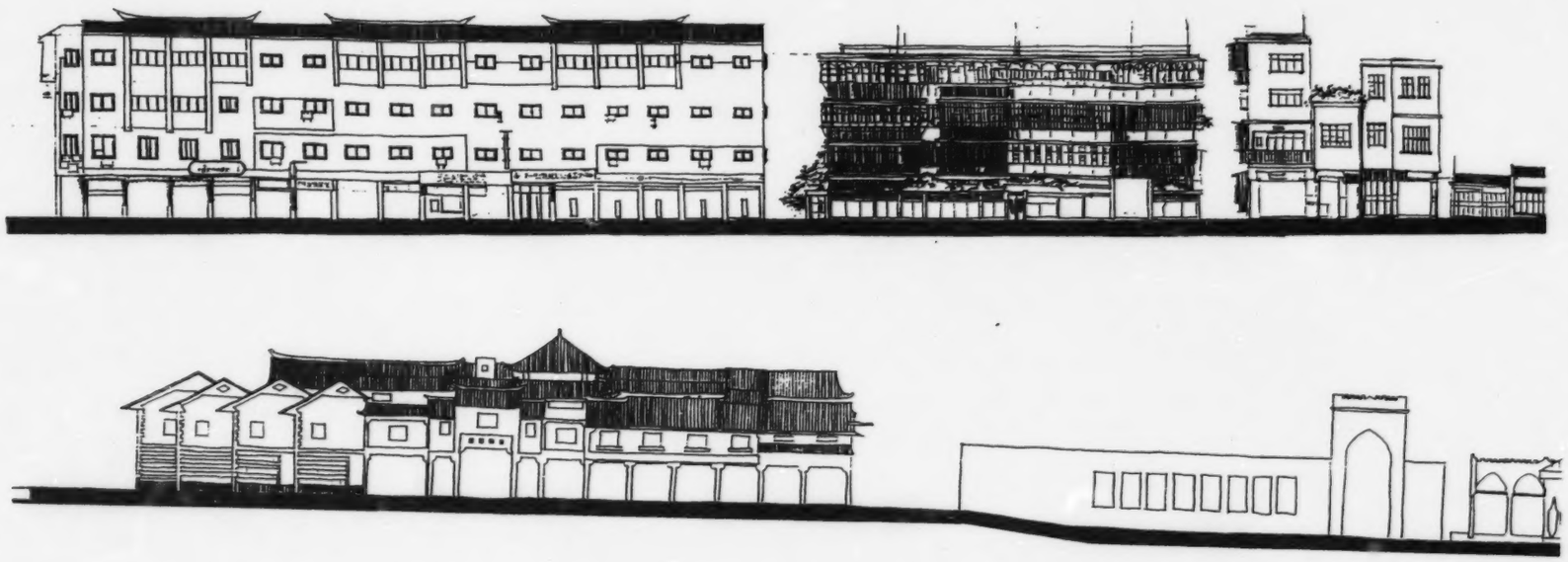
店铺住户调查包括八卦沟和后城巷之间的底层商店与住宅，后城巷东段的给外迁户安置的多层楼公寓，以及沿涂门街新建的一些商店。在后城巷访问了四位生意人，其中两个在八卦沟，一个在涂门街，问卷表的回收率 (100份中只有28份) 很低，无法具有代表性，但可以作为访问和形式调研的有益的补充。

总结这次调研的收获，后城地区调研揭示了一系列改造的优劣结果：

1) 改造带来了普遍高质量的环境，但区域内还没有形成一种活跃的社会气候。
2) 改造使区域内的住宅建筑实现了现代化，并且改善了公共设施和基础设施，但它摧毁或损害了许多历史意义的民居建筑。
3) 区域的商业和公共特征比过去僻静，半私密的居住街区得到了增长。
4) 新的、高收入的居民占有了那些空间宽敞、设计较好的台阶式住宅，而许多原有的居民回迁到那些高密度、面积较小、普通的公寓里。
5) 由有意识地、大规模地、专业的城市设计的运作统一起来的街景取代了统一的地方性传统的街景。
6) 八卦沟的环境和小品设施大幅度得到改善，但后城巷本身的环境质量仍在恶化。

The survey team's activity mapping and analysis revealed that in certain respects people tend to use the area as a through-space, particularly the walkway along the canal, implying that the public environment does not encourage people to stop and gather, despite the many amenities like telephones, benches, tables and arcades that have been installed. One problem which contributes to this is the large number of empty shops; this suggests the need for strategies for encouraging new activities in the well-designed public spaces.

Quanzhou's real estate market had difficulty absorbing the large amount of new retail space suddenly offered for sale, and the large scale of the redevelopment made the lack of activity more obvious. This situation persists, despite a government policy to promote Ba Gua Gou as a tourist attraction. Housing sales have done well, on the other hand. There is a large market of well-to-do nearby rural households seeking residences in the city center. These were the dominant buyers of high-standard terraced housing above the shops between Ba Gua Gou and Hou Cheng Xiang.



Elevation
立面
1:500

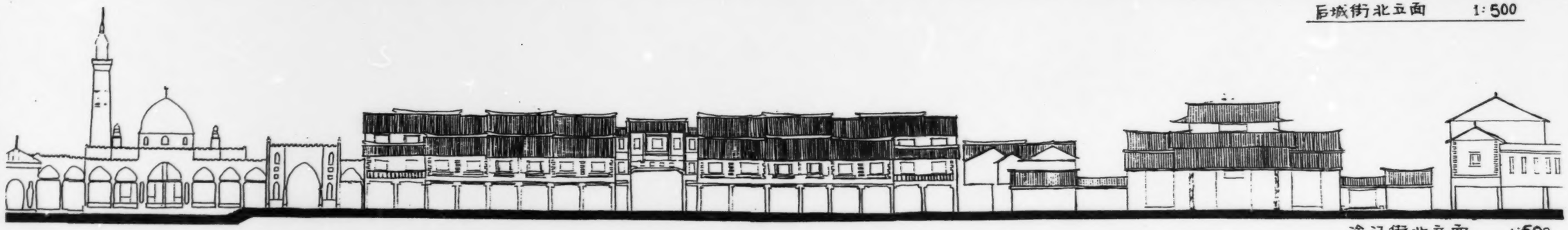
Street elevations for Hou Cheng area.

后城街立面

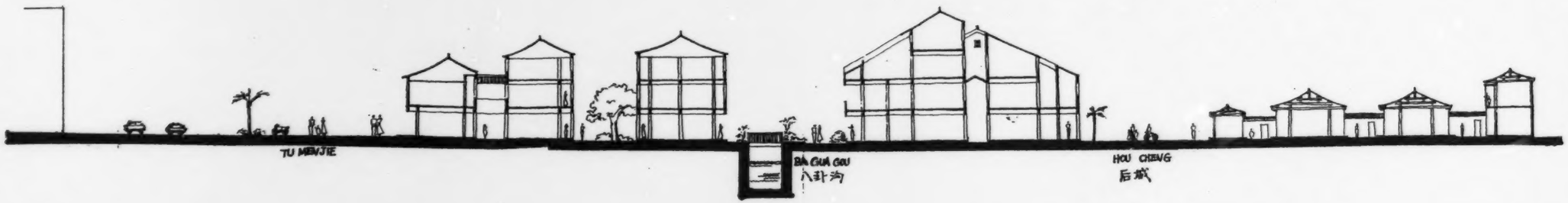
调查小组的社区活动图纸和分析都揭示了在某种程度上人们试图将这一区域用作为一个通道空间，特别是沿河沟的步行道，但公共环境没有起到鼓励人们停留、聚集的作用，尽管安装了许多象电话亭、长椅、桌子及檐廊这样的公共设施。其中一个主要问题是由于大量空的店铺，这需要采取在较好设计的公共空间中鼓励新的活动的策略。

泉州的房地产市场很难吸收大量的新的零售空间，大规模的改造使得这种行动的短缺更加明显。这种情况一直在持续，尽管理论的政策提倡把八卦沟作为一个旅游景点。另一方面，住宅的销售形势很好，靠近乡村的住户寻求市中心住宅的市场很大，这些人是八卦沟和后城巷之间的底层商店、上层高尚住宅的主要买主。

后城街北立面 1:500



涂门街北立面 1:500



The figure/ground study revealed clearly how this redevelopment approach resulted in a critical change in the built fabric of the city: this project takes the form of one long slab, in contrast to the usual plot layout of the residential city, and this has implications for ownership, use and activities, as well as urban fabric. Essentially, the building and public space maintenance burden is now much higher, and residents' control of the space in and around their dwellings is reduced. The traditional narrow-fronted plot pattern of the Old City has been eliminated in the Hou Cheng Xiang - Ba Gua Gou block. This means that instead of the variation in levels of maintenance that used to characterize the block, depending on the means of individual households, now the entire block requires uniform upkeep, or its deterioration will blight a prominent section of the city center.

The most severe environmental impact of the redevelopment is on the visual and spatial character of Hou Cheng Xiang itself. Instead of being lined by vernacular one-storey houses on both sides, the lane is now widened and lined on the south side by two-storey arcaded buildings with shops on the ground floor and apartments above, and on the north side by original houses which have been poorly preserved. Tragically, many of the fine houses which were spared by the redevelopment project have since been demolished by their owners, who saw no point in obeying orders to preserve their own houses when so many similar houses across the street were demolished. Now, despite a sincere effort on the part of the architect of the new buildings not to overshadow the old ones and to respect the traditional materials and colors of the street, there is nevertheless a jarring contrast between the new south side of the street and the old north side, and little effort has been made within the space of the street itself (through landscaping, for example) to soften the contrast.

建筑占地研究清楚地揭示了改造如何造成现有城市肌理的重大改变。与通常居住城市的地块布局相反，这个研究项目选取了一个长形的地块，并且描述了所有权、使用和活动及城市肌理。更重要的是，建筑和公共空间的保护重担如今更加沉重，居民控制其居住的内外空间和权力正在减少。这意味着整个区域需要统一维护，而不是由个体住户的方式决定的曾经作为此地块特征的在保护层次上的变化，否则其恶化将招致市中 心的主要范围的挫败。

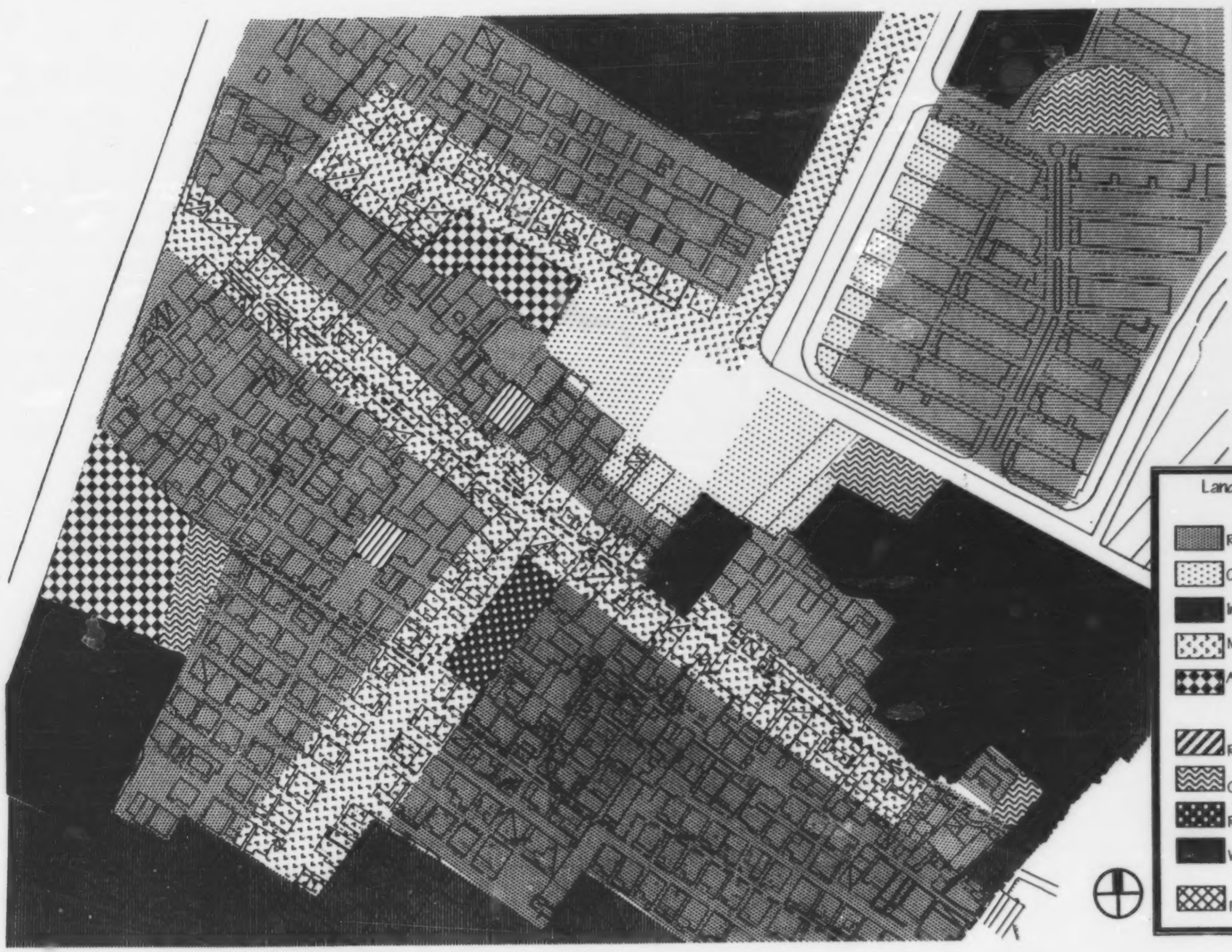
改造对环境最严重的冲击是在于后城巷本身的视觉和空间特征，不是沿街排列单层民居，而代之以拓宽道路，沿街南侧排列两层的底商住宅的骑楼式建筑；街北侧则仍是原有的没有得到保护的住宅，策略上，许多那些被改造项目保留下来的精美的住宅已经被所有者毁掉，他们没有任何观念去遵循保护他们住宅的原则，因为很多沿街类似的住宅已经被毁掉，现在，尽管新建筑的一些建筑师已切实地努力不遮盖传统建筑，并遵重街道传统的材料和颜色，南侧的新建筑与北侧的旧建设之间仍然形成一种很强烈的对比，而且对于街道本身(如景观)的内部空间并没有给予太多的努力去减少这种对比。

对于在原住房基础上改造的冲击，调查只能得出一些暂时的结论。在调研区域里居委会管辖的范围内，有600户家庭在1993年的改造中搬迁，其中200户住在八卦沟和后城巷之间的地块。每个家庭从政府那里竦妹吭Â80元的租房费。每户原有住房面积从70㎡到600m²不等，但新的回迁住宅的面积却没有多少区别，平均约120m²。改造后家庭人口似乎平均上都得到了减少，主要是把老年人留在这个街区内。多层楼梯式公寓给那些搬进来的老年居民带来了不便。但是街区的社会生活似乎没受到什么强烈的影响，这是由于当地的寺庙及其它的聚会场所仍在继续运作，大部分原有的邻里仍然继续在一起，而且，或许也由于在改造之前就已经形成个人家庭相对独立的社会生活方式。

总之，纵观所有改造设想，显然一个收效良好的开发过程，将是要吸引大量小的建设者的参与，提出一系列好的设计标准和开发指南，不仅仅要较好地保持泉州城市的历史表面结构，而且要能更好地适应市场的需要，因为新建筑中大多数的商业活动仍然保持传统的小规模的商铺的尺度，不难想象这个地块如果是由小尺度，多样化的建筑组成，将与原有平面形式非常接近。地块中精美的传统住宅也特别能更容易地在这种设想中保留下来。最后，一旦个体的地块卖给或租给了小的建设者，这种设想将使所有的项目开发者更注重环境和基础设施。今后的研究可能是以鉴定一个更广泛的潜在的商业投资者和开发公司为方向，探索在他们希望参与的更灵活的改造项目的条件下的状况。

Regarding the impact of the redevelopment on the original residents, the survey was able to arrive at only some tentative conclusions. Within the jurisdiction of the neighbourhood committee that oversees the survey area, 600 families were relocated to make way for the redevelopment in 1993. Of these, 200 lived in the Ba Gua Gou - Hou Cheng Xiang block. Each family received 80 Yuan per month from the government as a rent subsidy. The size of original housing varied from 70 square meters to 600 square meters per household, but the new housing to which residents were relocated is much less varied and averages around 120 square meters. Households seem on average to have reduced in size after the redevelopment, with mainly the older members remaining in the neighbourhood. The multi-storey walkup apartments to which they moved are ill-suited to many of these older residents. Neighbourhood social life, however, seems not to have been strongly affected. This appears due to the continued operation of local temples and other gathering spots; to the continued proximity of original neighbours, and perhaps to the relatively independent social life of individual households even before the redevelopment.

In sum, regarding the overall redevelopment approach, it appears that a finer-grained development process, involving a greater number of smaller builders acting within a set of well-defined design and development guidelines, would not only be more in keeping with the historic physical structure of the city of Quanzhou, but might also better suit the market. Since most of the commercial activity accommodated by the new buildings is still at the traditional scale of small shops, it is not difficult to imagine this block being made up of smaller, more varied buildings that more closely approximates the original plot pattern. Particularly fine old houses within the block could also more easily be retained in such an approach. Finally, such an approach would allow the overall project developer, once individual plots have been sold or leased to smaller builders, to focus on the public environment and infrastructure. Future research could be directed at identifying a broader range of potential commercial investors and development companies, and exploring the conditions under which they would be willing to participate in a more flexible redevelopment program.



Dong Mei Land Use
东美用地分析图
1:2000

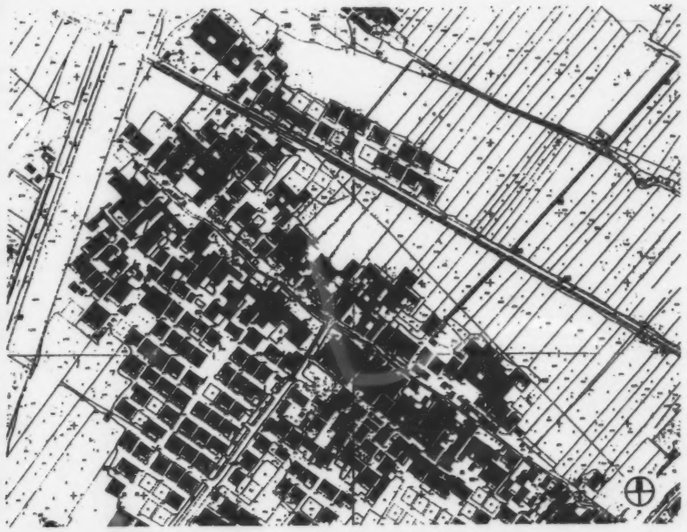
Land Use Legend 用地分析图例

- Residential 居住
- Commercial 商业
- Industrial 工业
- Mixed Use 混合
- Administrative / Social Services 行政 / 社会服务
- Religious 宗教
- Gardens 绿地
- Recreation 娱乐
- Vacant/ Under Construction 空地或在建工地
- Parking Lot 停车场

Dong Mei Figure Ground Maps
东美建筑占地图
1:3000

A cross comparison of figure ground from 1993 (a) to 1997 (b) for the entire Dong Mei area.

整个东美地区1993(a)和1997(b)年占地图的横向比较



A

B

我们在泉州东部的东美研究的两种基本的环境类型提供了在城市边缘普遍发现的，特别是现今中国城市混合开发形式的典型例证。这里我们看到了在开发商建设的有院墙围合的房地产项目(东美花苑)将附近迅速兴起的城市化乡村的自建结构之间有一个十分明显的区分。城市边缘的物质及社会方面的多样性可以从城市的向外扩展同时乡村又向城市内施压的结果看出来。

我们对建筑类型的分析显示出东美村内建筑极大的多样性，有多功能自建住宅、工厂公寓、新的底商住宅和传统的院落式住宅，这与相对形式化一的精心设计的开发性的房地产住宅区完成相反。两种环境在社会特征方面有个重大的差异，在房地产住宅区居住的人是从城市内搬迁出来的，而乡村的迅速增长主要是由于乡村外来移民的流入。如今大约居住在乡村的6000人口中，2/3来自全国的其它地方(主要来自遥远的四川和甘肃)，这个比例预计在未来还会不断增长。两个环境在形式上的差异是显著的，因为在乡村存在着许多基础设施问题，尽管现在改善这些条件的进程正在大幅度进行。但也不是房地产住宅就没有问题，许多人抱怨没有社区感，与热闹的泉州古城相隔绝。

The two fundamentally different types of environment which we studied at Dong Mei, on the eastern edge of the Quanzhou, provide a classic example of the mix of development types commonly found at the edge of cities, particularly Chinese cities at the present time. Here we see a sharp divide between the developer-built housing of the walled estate (Dong Mei Hua Yuan Estate) and the self-built construction of the rapidly urbanizing village nearby. The physical and social diversity of the urban periphery can be seen to result from the outward expansion of the city acting simultaneously with inward pressures from the countryside.

Our analysis of building types shows great diversity within Dong Mei Village, with mixed-use self-built housing, industrial apartments, new shop-houses and traditional courtyard houses, in contrast to the relative physical uniformity of the carefully planned housing estate. There is also a significant difference in social characteristics between the two environments, as the people in the estate have relocated from the inner city, while the rapid growth of the village is due primarily to the influx of rural migrants. Currently about two-thirds of the 6000 people living in the village are from elsewhere (primarily from far-off Sichuan and Gansu), a proportion which is expected to increase further in the future. The physical differences between the two environments are striking, due also to the many infrastructure problems in the village, although great progress is now being made in upgrading these conditions. But it is not that the estate housing is without problems - many people complain of the lack of a sense of community and of the separation of the estate from the liveliness of the Old City of Quanzhou.

Despite the obvious physical contrasts between the estate and the village, it can be argued that the most critical difference between the two is that of living separately from one's livelihood (and from the amenities of urban life) and living integrally with a mix of land uses and urban activities. In other words, Dong Mei Village has its own economic base largely on site, while Dong Mei Hua Yuan does not, meaning that the estate is a much less lively place for most of the day. This difference has major implications for land use planning, transportation planning, and the provision of social services and amenities, such as schools and markets. There are issues of social segregation bound up in this as well, with distinctions between the urban professionals who commute to work from the fenced-and-gated housing estate, and the transformed rural dwellers of the village who work in nearby factories and shops. Beyond this, there is also a lesson here in the practical application of modern urban planning principles, which stresses the separation of land uses and results in the isolation of urban residents from their own city in the name of progress.

Overall, there is a recognition that this is an area which will soon be integrated with the city, due to both outward expansion of urban activities and the influx of population from elsewhere. The process of integration should be considered with respect to the observation that in certain respects Dong Mei Village has more in common with the

尽管房地产住宅区与乡村间有明显的形式上的差异，但仍值得争论的是，两者之间的最关键的差异为一个是与热闹的环境(及与城市生活设施)隔绝的居住形式，另一个则是多样的土地使用和城市活动相融合的整体的居住形式，换言之，东美村很大程度上在其地段内有其自己的经济基础，而东美花苑则没有。这意味着房地产住宅区在一天的大部分时间内是个相对沉寂的场所。这种差异对于土地使用规划、交通规划及象学校及市场这样的社会服务及设施带来了主要的启示。同时也存在社会隔离的问题，伴随着从有围墙和大门的小区中出去上班的城市职工和工作在附近工厂和商店的乡村转迁住户之间的差异。除此之外，现代城市规划原则的实际应用也带来了一个教训，它强调土地的分离使用，造成以发展为名，使城市居民从他们自己的城市中孤立出来的后果。

总而言之，有这样一个共识，由于城市活动的向外扩张和外来人口的流入的双重因素，这一地区不久将成为城市整体的一部分。整合的过程应该考虑到对在某些方面东美村比东美

Roof Map
屋顶平面图
1:1000

Roof map for Dong Mei detailed study area.

东美细部研究区域的屋顶平面图

historic city of Li Cheng than does the planned estate. Despite their differences in relative wealth and the haphazard nature of current development of the village, Dong Mei Village and Li Cheng District are both organic environments, resulting from the myriad, *ad hoc* investment decisions of local residents. Both are characterized by physical diversity and an intimate mix of social and economic activities. In this respect, there is greater potential for the village to integrate smoothly with the fabric of the Old City, when compared to the type of environment in the planned estate. Nonetheless, the village is a crowded place, with an FAR of 2.2 and ground coverage of 75%, compared with 1.5 at 25% in the estate.

The issues that emerged most clearly from this survey site were: the difficulty of accommodating the widest range of social groups in close proximity at the city's edge; the problems of legitimizing migrant workers from distant provinces; and the difficulty of assimilating organic rural settlements into the expanding urban environment without destroying their fine-grained diversity of land uses and building types. A major concern is for how better to integrate this rapidly urbanizing village with the planned housing estates, so that residents of all the housing can benefit from the services that the traditional settlements provide. In order to accomplish these goals, urban officials must work to develop a deeper understanding and appreciation of the intentions and capabilities of migrant workers and village residents and administrators, as well as the social needs of urban employees who are relocated to suburban estates. The primary concern of Quanzhou's planning authorities has until now been with the redevelopment and modernization of the Old City. In the course of our work with the city's Municipal Planning Bureau, it became clear to us that they were now ready to pay as much attention to understanding the dynamics of development on the urban fringe.

小区与鲤城的历史城市更有共同之处的这一事实的尊重。尽管它们的差异在于乡村近期开发相当富有及具有偶然性的性质，但东美村和鲤城区都是具有一个自然形成的环境，都是由于当地居民各式各样的、临时的投资决策而带来的结果。两者都具有形式的多样性和社会及经济活动紧密结合的特征。在这一方面，在对比规划的房地产的小区环境类型时，乡村有更大的潜力去与古城肌理逐渐整合。尽管如此，乡村是一个拥挤的场所，其容积率为2．2，建筑覆盖率为75%，而东美花苑的容积率为1．5，建筑覆盖率为25%。

这次地段调查出现的最清楚的问题是：在城市边缘为广泛的社会阶层提供住房的困难性；使外省的民工合法化的问题；及吸收原有的乡村居民进入扩展的城市环境而不破坏他们已经获得的良好的土地使用及建筑类型多样化的困难性。一个主要的考虑是如何更好地将迅速城市化的乡村与规划的房地产结合起来，以便所有的居民都能从传统居住方式所提供的服务中获利。为了实现这一目标，城市的官员必须去进一步、更深层次地理解和尊重移民劳工、乡村居民及管理者的愿望和能力，同时理解和尊重搬迁到郊区居住区内的城市职工的社会需要。到目前为止，泉州规划部门已经主要考虑了改造和现代化的问题。在我们与泉州市市政规划局的工作过程中，我们清楚地看到他们现在正准备对城市边缘发展的动态性的理解付出尽可能多的注意力。

Public-Private Map
空间分析图
1:1000

Public-private map for Dong Mei detailed study area.

东美细部研究区域的空间分析图

Dong Mei Typology Map
东美建筑类型图
1:2000

A map of the various housing typologies in the entire Dong Mei area. Detailed descriptions of these six typologies are presented on the proceeding pages.

东美不同住宅类型图。以下对其中六栋住宅作了详细描述。

Typology Map Legend 建筑占图例
1:2000

- Traditional Courtyard 传统官式大厝
- Dilapidated Traditional House / Temporary Housing 传统单层独立住宅
- Shop Houses (Commercial below, Residential above) 商住房
- Self-Built Multi-story House 自建独立式住宅
- Industrial Apartment Complex 多层商办住综合楼
- Dong Mei Hua Yuan Estate 东美花苑多住居宅楼

Self-Built Multi-Story House
自建独立式住宅

- 占地比例：25.6%
- 占地面积：4.27ha
- 建筑占地面积：30744m2
- 建筑总面积：92232m2
- 本地块容积率：2.16
- 本地居民为主，有部分租户，有一定的商业和小型手工业活动
- 水压不足，无娱乐设施和通风等主要问题

物理特征

- 平均建筑年龄：10年
- 自建房
- 平均建筑层数：3层
- 平均建筑面积：200-500m2
- 许多为改建房，平均建设费用为10-30万元不等
- 仅50%有卫生间，其它基础设施配套齐全

人口统计

- 许多人在此居住超过20年
- 租户人口大于常住人口
- 各户之间贫富差异很大
- 以家庭为单位进行经济活动
- 以私房为主

社会活动

- 不同住户之间交往良好
- 75%在东美工作，25%在泉州老城工作
- 日常生活75%居民使用闽南方言 25%使用普通话
- 40%左右的居民为佛教信仰者，主要在泉州市区参加宗教活动

- Percentage of total area (in Dong Mei): 25.6%
- Total area: 4.27 ha
- Total built area: 30744 m^2
- Total floor space: 92232 m^2
- FAR: 2.16
- Predominantly residential with some converted commercial or industrial space
- Main concerns are water pressure, lack of recreational facilities and air conditioning

Physical Characteristics

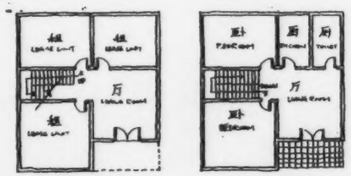
- Ave. building age: >10 years
- All self-built
- Ave. floor space: 200 岩 500 m^2
- Ave. number of stories: 3 but may be as high as 5
- Many under renovation or construction with most residents having spent 100,000 to 300,000 RMB in renovations
- Less than half have toilets

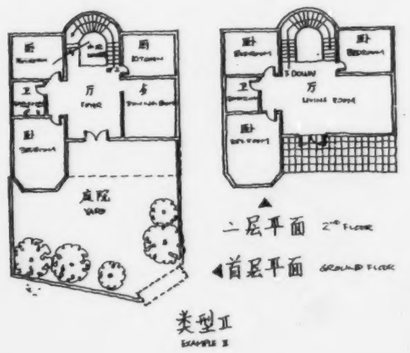
Demographic

- Majority have resided in community for more than twenty years
- Majority intend to reside permanently
- Tremendous socioeconomic diversity
- Some home-based economic activity
- Almost all family-owned

Community Involvement

- Generally well-integrated into the community
- Vast majority work in Dong Mei (75%); some work in Quanzhou (25%)
- Shop predominantly locally and in nearby suburbs
- 75% Minnan-speaking; 25% Mandarin-speaking
- 40% of residents are temple-goers, attend mainly temples in Quanzhou





Traditional Courtyard House
传统官式大厝

- Percentage of total area (in Dong Mei): 2.7%
- Total area: 0.45 ha
- Total built area: 3000 m^2
- Total floor space: 3000 m^2
- FAR: 0.667
- Almost exclusively residential use

Physical Characteristics

- Ave building age: 50+ years
- Self-built
- Ave. number of stories: 1
- Ave. floor space: 200+ m^2
- Equipped with in-house toilets and water supply

Demographic

- Long-term residents (history in area more than 50 years)
- Fairly large number of people in household (> 5 persons)
- Relatively high number of seniors in residence
- Family-owned

Community Involvement

- Residents are highly integrated into community
- Shop locally
- Attend temple
- Speak Minnan language

- 占地比例：2.7%
- 占地面积：0.45ha
- 建筑占地面积：3000m2
- 建筑总面积:3000m2
- 本地块容积率：0.667
- 本地居民为主

物理特征

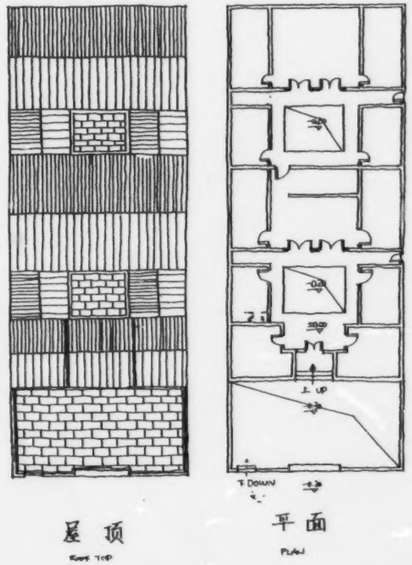
- 平均建筑年龄：大于50年
- 自建房
- 平均建筑层数：1层
- 平均建筑面积：200m2
- 有卫生间，自来水等基础设施

人口统计

- 以长期居住的常住人口为主(居住时间长于50年)
- 平均每户人口较多(多于5人)
- 年长者较多
- 多户共用的私有财产为主

社交参与

- 不同住户之间有密切的交往
- 一般在本地购物
- 参与宗教活动等一般社会活动
- 日常生活以闽南方言为主



Dilapidated Traditional House / Temporary Housing
换统单层独立住宅

- Percentage of total area (in Dong Mei): 6.4%
- Total area: 1.06 ha
- Total built area: 6890 m^2
- Total floor space: 6890 m^2
- FAR: 0.675
- Inhabited by two distinct groups: floating population and longtime established families
- Residents of lower income, less able to afford housing upgrades
- Residential and/or industrial; animal husbandry uses

Physical Characteristics

- Ave. building age: 20 - 50 years
- Self-built
- Ave. number of stories: 1
- Ave. floor space: 100 m^2
- Little money spent on upgrading
- Lack in-house toilets

Demographic

- Significant housing option for floating population
- Residents are either uncertain about length of residency or intend short-term stay
- Average 2-3 persons per household
- High number of informal, occasional and part-time workers in residence
- Self-owned and rented

Community Involvement

- Work and shop locally
- Attend temples in Quanzhou
- Speak Minnan or other languages

- 占地比例：6.4%
- 占地面积：1.06ha
- 建筑面积：6890m2
- 本地块容积率：0.675
- 主要由两个人口群体构成：流动人口和常住人口
- 以低收入者为主，无力对房屋翻修或维修
- 房屋用途以居住，手工业和饲养业为主

物理特征

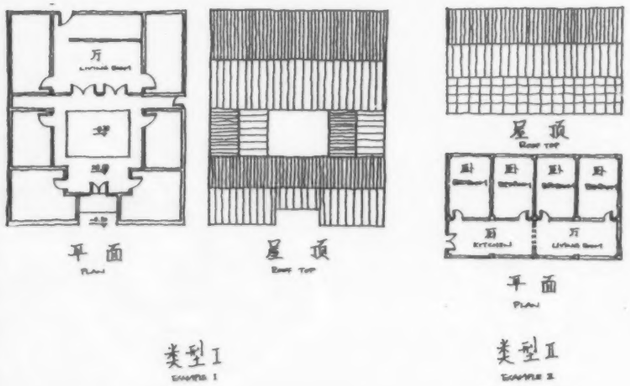
- 平均建筑年龄：20-50年
- 自建房
- 平均建筑层数：1层
- 平均建筑面积：100m2
- 房屋维修和翻新投入较少
- 缺少户内厕所

人口统计

- 现状主要为流动人口
- 居住者的居住年限以短期(3年以内)为主
- 平均每户2-3人
- 无固定工作者居多，以打短工和零工的外来人口租用为主
- 私有财产并以出租为主

社会参与

- 在本地工作和购物
- 参与泉州市内的宗教活动
- 日常生活以闽南话，四川话，贵州话，湖北话为主



Shop House
商住房

- Percentage of total area (in Dong Mei): 7.8 %
- Total area: 1.3 ha
- Total built area: 9360 m^2
- Total floor space: 20900 m^2
- FAR: 2.23
- Mixed use: upper floors residential, lower floor commercial, industrial or residential

Physical Characteristics

- Ave. building age: >10 years
- All self-built
- Ave. number of stories: 3 but range from 2-4 stories
- Ave. floor space: <200 m^2
- Majority equipped with toilets
- Significant number of houses have been upgraded through personal financing at considerable expense

Demographic

- Mixed long-term and recent residents
- Predominant intention to reside long-term, but some short-term or uncertain residency
- Highly mixed socio-economic population
- Predominantly self-owned with some rental
- Most owners of business on first floor reside in building

Community Involvement

- Members of households work in Dong Mei and in Quanzhou
- Shop predominantly locally, but also in Quanzhou and in neighbouring suburbs
- Majority Minnan speaking
- Relatively well-integrated into community
- Low temple attendance

- 占地比例：7.8%
- 占地面积：1.3ha
- 建筑总面积：9360m2
- 建筑占地面积 :20900m2
- 本地块容积率：2.23
- 混合使用：上层为居住，底层为商业，工业或居住

物理特征

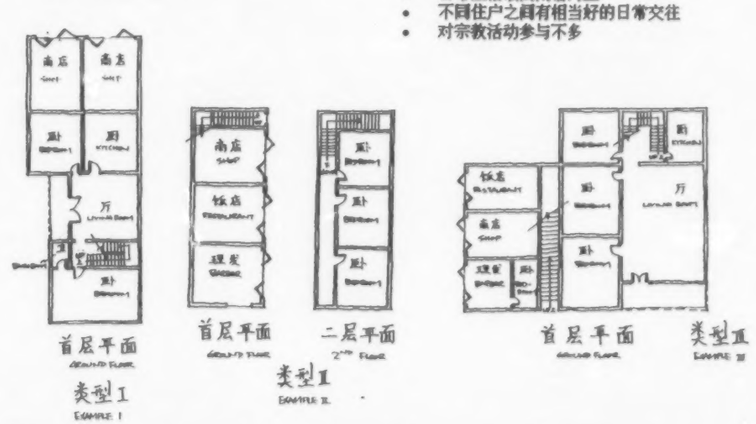
- 平均建筑年龄：10年左右
- 自建房
- 平均建筑层数：3层(2-4) 层
- 有厕所，自来水等基础设施
- 通过个人积蓄，大部分房主对房屋翻修后出租或自主经营

人口统计

- 长期居住和暂住人口为主
- 常驻和暂住人口等共处一户
- 各种职业者并存
- 产权以私产为主，有大量租户
- 大部分以临街一层为商业店面

社会参与

- 居民在东美和泉州工作
- 以当地购物为主，亦在相邻地区和泉州市中心购物
- 日常生活以闽南话为主
- 不同住户之间有相当好的日常交往
- 对宗教活动参与不多



Industrial Apartments
多层商办住综合楼

- 占地比例：15%
- 占地面积：2.5ha
- 建筑占地面积：18150m2
- 建筑总面积:93750m2
- 本地块容积率：3.75
- 混合用地，以工业，商业，居住为主

物理特征

- 平均建筑年龄：5年左右
- 平均建筑层数：4-5层
- 基础设施配套齐全

人口统计

- 长期居住和短期居住者均有
- 以短期工作者为主
- 公产，私产均有，住户大部分为租户

社会参与

- 主要在东美工作
- 购物地点以本地和邻近地区为主
- 日常生活以闽南方言为主

- Percentage of total area (in Dong Mei): 15%
- Total area: 2.5 ha
- Total built area: 18750 m^2
- Total floor space: 93750 m^2
- FAR: 3.75
- Mixed industrial, commercial with some residential

Physical Characteristics

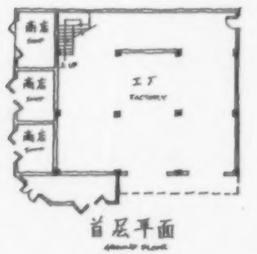
- Ave. building age: >10 years
- Ave. number of stories: 4 - 5
- Ave. floor space: 100 - 300 m^2
- Equipped with toilets

Demographic

- Mixed long-term and recent residents
- Predominant intention to reside short-term
- Both self-owned and rental

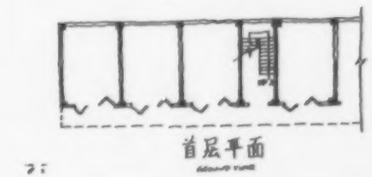
Community Involvement

- Members of households work in Dong Mei
- Shop predominantly locally and in nearby suburbs
- Majority Minnan speaking



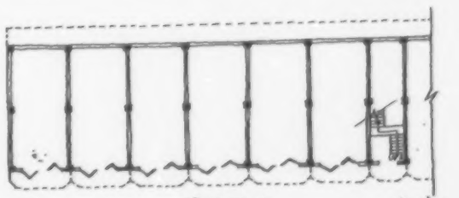
首层平面
GROUND PLANE

类型I
Example I



首层平面
GROUND PLANE

类型II
Example II



首层平面
GROUND PLANE

类型II
Example II

Dong Mei Hua Yuan Estate
东美花苑多层住宅

- 占地比例：21.6%
- 占地面积：3.6 ha
- 建筑占地面积：8330m2
- 建筑总面积：52960m2
- 本地块容积率：1.47
- 纯居住功能
- 住户希望有社会活动用房

物理特征

- 建于1996年
- 平均建筑面积：80m2
- 平均建筑层数：6层
- 五种户型：55m2, 70m2, 80m2, 100m2, 130m2
- 基础设施配套齐全

人口统计

- 人口主要由泉州市区迁来
- 主要因为市区和城乡接合部的房价差以及地理原因迁至此地
- 以长期居住的常住人口为主
- 每户平均3人
- 以公务员，事业单位从业者及专业技术人员为主要职业
- 产权以私有为主

社会参与

- 由于是新区，住户之间以及新区及与东霞村均未产生较好的交流
- 住户主要工作地为泉州市区
- 在泉州市中心和当地购物
- 日常生活以闽南话和普通话为主
- 是所有居住类型中宗教活动最少的一种

- Percentage of total area (in Dong Mei): 21.6 %
- Total area: 3.6 ha
- Total built area: 8830 m^2
- Total floor space: 52980 m^2
- FAR: 1.47
- Purely residential
- Residents desire community-building

Physical Characteristics

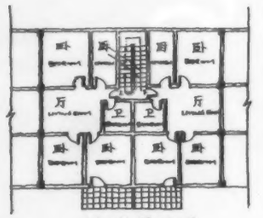
- Built in 1996
- Ave. floor space: 80 m^2
- Ave. number of stories: 6
- Five apartment unit types: 55 m^2, 70 m^2, 80 m^2,100 m^2, 130 m^2
- Fully equipped with toilets, gas and water
- Some problems include poor water pressure, lack of living space and lack of air conditioning

Demographic

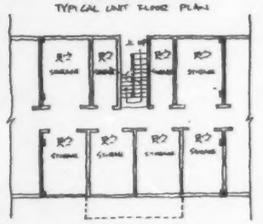
- Population relatively new to Dong Mei, primarily from Quanzhou
- Moved to Dong Mei for reasons of affordability of housing and location (proximity to downtown Quanzhou)
- Intention to reside long-term
- Average 3 persons per household
- High proportion professionals, teachers and government workers, commuting to Quanzhou
- Self-owned with some rental

Community Involvement

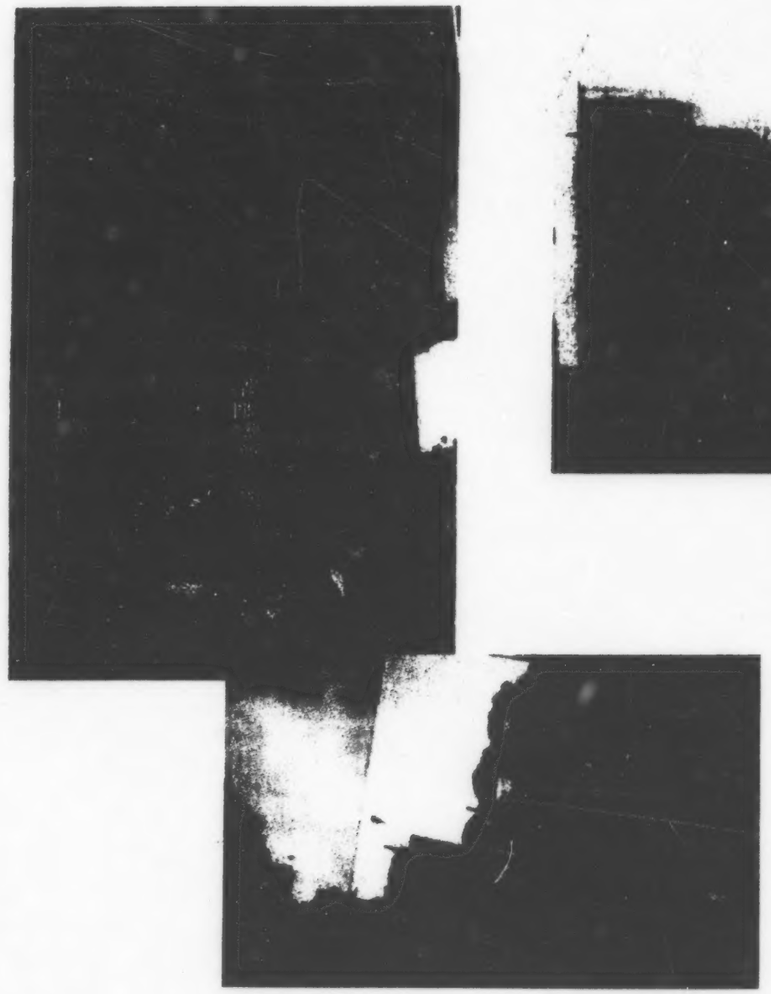
- Newly-established, not well-integrated into community
- Mainly work in Quanzhou
- Shop both locally and in Quanzhou
- Predominantly Mandarin speaking
- Low temple attendance (least likely to attend temples of all the typologies)



标准层平面
TYPICAL UNIT FLOOR PLAN



首层平面
GROUND FLOOR



This study is therefore useful for prompting ideas about developing a general strategy for dealing with the outward expansion of the city and its incorporation of surrounding villages. The strategy implied by this analysis is to work toward developing new forms of suburban development which can incorporate the positive characteristics of both these types of urbanization. There are benefits and problems with each of these fundamentally different means of urban development: the developer-built estate has better infrastructure provision and a better environment, due to the effects of planning, but the village allows for greater social diversity and a better integration between residential space and livelihoods. Can future processes of suburbanization be devised which incorporate the benefits of both, while avoiding the problems? In seeking to answer this question, municipal planners and developers need to recognize, as village officials already have, that the sort of urbanization which is seen in Dong Mei Village is typical of a relatively low-cost means by which much of the growing population of China's cities will be accommodated in the coming decades. The phenomenon of urbanization which is represented by Dong Mei Village will likely continue - in Quanzhou as elsewhere in China - whether or not municipal planners are involved. Closer cooperation between planners and local residents can therefore be of great benefit for the physical and social environments of urban peripheral areas.

因此，研究对于激励开发一个普遍的处理城市向外扩展及与周围乡村的协作问题的策略的想法是有益的。由这些分析提示出来的这一策略，即是针对于开发乡村发展的新形式的。这种形式可以将两种城市化类型的积极特征结合起来。城市开发的每一种不同方式都有它的优缺点：开发商兴建的房地产住宅区由于规划的努力，提供了较好的基础设施和环境，但东美村则提供了更多的社会多样性及居住空间和热闹空间之间较好的结合。未来城市化的过程是否能设计成将两种方式的优点结合起来，同时避免它们的不足？为了回答这一问题，正如村庄领导者已经认识到的，市政规划师和开发商也需要认识到，象东美村这种城市化是造价相对较低的方式的一个典型，中国城市的大部分增加人口将在未来十年内由这种方式体现出来。不管规划师是否参与，由东美村所代表的城市化的气氛很可能将在泉州和中国的其它地方继续下去，因此，规划师和当地居民的密切合作可以对城市周边地带的物质和社会环境带来更大的利益。

规划泉州的未来

在此次对泉州的三个街区的城市变迁的研究中，我们所观察到的总体局势是有价值的，它提供给我们一个中国城市发展的社会尺度以及中国城市规划不断发展的作用的深思。从城市发展的角度看，或许在中国改革阶段最激动人心的方面在于，在城市化的舞台上出现了广泛层次的参与者，与过去的国家机关的接近垄断形成对比。在中国过去城市化进程中国家垄断的广泛存在的情况下，泉州在某种程度上是个特例。其原因在于它毗邻台湾海峡，且泉州市民一直保持着与海外的联系。也许正是这些特别的历史及地理环境导致了我们今天看到的在泉州正在进行的城市发展中所具有的多样性和活力。

在对三个街区的研究中，我们当然也观察到了当地政府机关和工作单位在正在进行的城市发展中的地位是如何地重要。非常关键的是，现在城市的重要转变越来越多地来自于市场主导的开发商和国外投资者的参与；来自于城市边缘的村委会所充当的新的角色；来自于许多正在投资于翻新他们自己居住条件的许多独立住户的推动力。这些独立住户的翻新处于十九世纪二十年代以来在泉州从未有过的规模。所有的转变中最令人关切的是介于这些不同参与者的利益中的潜在冲突。如何解决这些冲突将对泉州的未来发展具有重大影响。所有这些变化是在一个拥有历史和文化重要文脉的城市背景中迅速发生的。这一事实令所有的这些转变更加举足轻重。我们已见到在这种经济加速增长的阶段，其它的中国城市，例如北京的历史城市风貌是如何迅速消失。因此泉州市民和规划师们对历史延续的重视是令人欣慰的，然而挑战仍然众多。

我们展开调查时曾建议把形成城市的环境划分为两大类，分别标注为“自建”和“开发商建”。这样的简单分类是植根于对全球性的城市历史及现代发展的大量思考的。当考虑是否依照法律条文或官方管理系统时，尽管这样的划分也可被表达为替代的术语，如“规划的”和“自然的”，或者“正式的”和“非正式的”。隐含的概念在于，对建筑环境的形成，存在一套官方的有规划的参与方法，是由国家倡导，并通过规划师和发展商的活动来实现的；而泉州市民的愿望和行动或许是采用别的方式来形成他们当地的环境；但这两者之间并不一定会产生冲突。

Planning for the Future of Quanzhou

The overall situation which we observed in this study of urban change in three neighbourhoods of Quanzhou has been valuable for the insights it has provided us regarding the social dimensions of urban development in a Chinese city and the evolving role of urban planning in China. From an urban development perspective, perhaps the most striking aspect of China's reform period has been the emergence of a wide array of actors on the stage of urbanization, in contrast to the near-monopoly of state agencies in the past. We do understand that Quanzhou has been somewhat of an exception to this generalization regarding the role of the state in China's past urbanization, due to the city's position on the Taiwan Straits and to the importance of the overseas connections which the residents of Quanzhou have maintained. Perhaps these particular historic and geographic circumstances underlie the diversity and vibrance which we now see in the ongoing development of the city.

From our studies of the three neighbourhoods, we have seen how there are, of course, important implications of the roles of local government agencies and of work units in the ongoing development of the city. Critically, there are also now important changes to the city arising from the actions of market-oriented developers and foreign investors, from the new roles taken on by village committees on the edge of the city, and from the dynamism of the many individual households who are investing in upgrading their own living conditions at a scale not seen in the city since the 1920s. The overarching concern in all of this is with the potential for conflicts between the interests of these different sets of actors. How such conflicts are resolved will have a major impact on the development of Quanzhou into the future. And the fact that all of these changes are occurring so rapidly in such an historically and culturally important urban context makes all of these changes so much more critical. We have seen how so much of the historic urban fabric of other Chinese cities, such as Beijing, has disappeared rapidly in this period of accelerated economic growth. The idea that historic continuity is seen as important by the citizens and planners of Quanzhou is heartening. Yet the challenges are many.

We premised our investigations on the suggestion that there are two broad categories of intervention in shaping the urban environment, labeled here as "self-built" and "developer-built." This simple dichotomy is a distinction which underlies much of the thinking on the historic and current development of cities around the globe, although it may be expressed in alternative terminology, such as "pre-planned" and "organic," or "formal" and "informal," when considered with regard to whether legal standards or official rule systems are followed. The underlying notion is that there is an official, planned means of intervention in shaping the built environment which is promoted by the state and carried out through the activities of planners and developers, and that this may or may not be in conflict with the aspirations and actions of the citizens of the city, who might use other means for shaping their local environments.

Clearly the situation in Quanzhou, as elsewhere we would assume, points to the limitations of this dichotomy. For one thing, this calls into question the role of collective actions, and whether these are formally recognized by the state or not. The idea that the "self-built" of individual households is something quite different from that which is organized through village committees, even though village committees are also working with standards different from those of the municipal planners, is one example of this. The establishment of unofficial neighbourhood associations for restoring and maintaining the many small temples of the city, with no local government involvement, is another.

The new world of urban planning in China today is one which requires careful negotiation and compromise between the different actors, between the planners, developers, local associations and committees, and individual households. It is through the development of new approaches based on this that the city will be able to reconcile the aspirations of individual households, as expressed by the many variations of small scale (and not so small scale) self-building, and the need for broader organization, as expressed by the planned interventions of the developer-built environments in the city. Our sense is that there will be no simple, straightforward physical solution for how to do this, no specific prototype of urban construction which will bridge tradition and modernity. What is implied instead is the need for careful thinking about processes of interaction between the diverse groups involved in urban development in order to negotiate a broadly shared set of rules and procedures for upgrading and developing the city. The planners of Quanzhou are already working in this direction. Further steps can be taken toward articulating the functions and interests of individual households and social organizations in the ongoing building of the urban environment. A better understanding of the many processes of construction found in the city will give clues as to how to intervene for a better urban environment overall, while respecting the basic idea that it is the citizens of Quanzhou themselves who will primarily shape the city - in the future as in the past.

显然泉州的实际情况以及我们对别的地方的推断同样显示了这种划分的局限性，至少这种局限性质疑集体行为的作用以及这些行为是否为国家所正式认可。其中一个例子是，独立住户"自建"与通过村委会组织建房有相当区别，即使村委会使用的标准与市政规划师们使用的标准并不相同。另一个例子是，对许多为城市中的小寺庙的恢复和维修成立的非官方社区团体并没有当地政府机关的介入。

今天中国在城市规划上的新天地需要不同的参与者之间、规划师、发展商、本地社团和委员会、独立住户之间的仔细协商和妥协。通过基于此基础上的新路子泉州城的发展才能协调好独立住户的愿望和更广泛的组织的需要。独立住户的愿望表现在许多小规模(及中等规模)自建住户的多样性；更广泛的团体的需要则表现在发展商建造的城市环境的有规划性的介入。我们的感觉是没有简单、直接的形式的解决方法可以决定如何做，没有一种特定的城市建设模式能融合传统与现代。相反，所暗示的是要仔细考虑介入城市发展的不同群体之间的相互作用的过程，以便协商出一套用于更新和发展城市的广泛的规定和程序。泉州的规划师们已经向这个方向作出努力。下一步应是在正在进行的城市环境的建造中操控个人住户和社会组织的功能及利益。对城市建设的许多过程的更好理解将给如何参与一个更好的城市总体环境提供线索，同时我们必须尊重的基本思路是，无论在过去还是将来，形成城市的主要力量正是泉州的市民本身。

我们认为泉州的发展过程需要更广泛的组织办法。我们推荐泉州市政府采用一条更“基于信息”的方针来进行城市规划和管理。市政城乡规划局已经给农村私有的自建者提供了住宅的设计类型及经过预审的施工图，以便加快对繁荣的私人住房的管理以及帮助农村家庭达成他们的愿望。也许同样的扩展和公共服务的精神也应用于在城市中心和边缘已发展成型的区域，并可从一个系统化的公众咨询体系中获得信息。

象青龙巷这样的历史保护区，这种新探索会加强学术性和“唤醒意识”的信息和活动，以及实际的建筑指导标准。另一种形式的扩展可以是把民居的“市场”交给泉州不同的机构、商家和个人，以及国外的有兴趣保留历史建筑为私人寓所或文化性的商业活动的人。市政城乡规划局已经开展了与小区代表及非政府相关机构如当地旅游部门的对话，以便找到古城民居保护在经济上更可行的办法。

象后城巷这样的古城内的改造区域，形式上的规划应侧重于减少改善基础设施对周围街区及城市脉络的冲击。在不可避免要进行街道拓宽和拆除的地方，政府应致力于使各种规模形式的“开发商”们的广泛参与，并遵循一套完整的设计和发展指导标准。这种方针要求政府去接触本市、乡村落后地区甚至海外的商业和投资团体，且新形式的融资和建房贷款是必要的。然而，这种方针的优点不仅在于是一个对历史更敏感的发展过程，而且在于其风险分担及缓和建筑周期的兴衰起落的效果。

象东美这样新近都市化的郊区，我们的建议或许更为综合性，包括社会服务以及环境必将善和控制。需要给乡村领导提供一套完整的城市管理标准，对现存的政府“城市”规定的标准做出补充。(尤其 是满足外来移民的需要并解决在他们与原当地住户间的冲突。) 这种建议也能在新的房地产开发商/管理者与相邻的现有村庄间建立交流的渠道，由此保护和分享商业发展机会和社会服务等方面的事物就可得到解决。最后，对城市边缘地区的形体规划应更注重于现有村镇的结构，并考虑如何把它们结合进城市不断扩张的建筑环境之中。

We believe there is a need for "broader organization" of development processes in Quanzhou, and we recommend that Quanzhou's municipal government adopt a more "information-based" approach to planning and urban management. Already, the Municipal Urban and Rural Planning Bureau provides rural private self-homebuilders with prototype housing designs complete with pre-approved working drawings, in order to facilitate the management of the private building boom and also to assist rural households achieve their aspirations. Perhaps this same spirit of outreach and public service could be applied to more built-up areas in the city center and periphery, and could also be informed by an institutionalized system of public consultation.

In historic preservation areas like Qing Long Xiang, this new approach would stress educational and "consciousness-raising" information and activities, as well as actual building guidelines. Another form of outreach could be the "marketing" of vernacular architecture to various organizations, businesses and individuals in Quanzhou and abroad who may be interested in preserving heritage buildings for private residence or culturally-oriented business. The Municipal Urban and Rural Planning Bureau is already embarking on a dialogue with community representatives and non-governmental interest groups like the local tourism industry to find ways of making preservation of vernacular architecture in the Old City more economically viable.

In redevelopment areas within the Old City like Hou Cheng Xiang, physical planning should focus on minimizing the impact of infrastructure improvements on surrounding neighbourhoods and urban fabric. Where street-widening and demolition are unavoidable, the government should strive to involve a greater variety of "developers" of various sizes that could participate according to a unified set of design and development guidelines. This approach may require the government to reach out to the business and investment community within the city, in the rural hinterland and even overseas. Also, new types of financing and building loans may be necessary. However, the advantage of this approach is not only a more historically sensitive development process, but also the effect of spreading risk and smoothing out the spikes of boom-and-bust building cycles.

In newly-urbanizing peripheral areas like Dong Mei, the approach might be more comprehensive, including social services as well as environmental improvement and controls; it would provide village authorities with a complete set of urban management guidelines that could supplement whatever existing criteria there are for official "urban" designation (especially with regard to meeting the needs of migrant residents and resolving conflicts between them and locals). This approach could also set up channels of communication between new housing estate developers/managers and neighbouring existing villages, so that issues like security and shared development of commercial opportunities and social services can be resolved. Finally, the physical plan for urban peripheral areas should pay greater attention to the structure of existing villages, and consider how they might be integrated into the expanding built environment of the city.

Background on Quanzhou 泉州背景介绍 (英文)

Quanzhou (pronounced to English-speakers like "Chwen-Joe") is a prefectural-level city in Fujian Province on the southeast coast of China, facing Taiwan across the Strait. Although it is now only a medium-sized urban centre, this port city was once one of China's principal windows on the world. Founded in the Tang Dynasty in the early 8th century AD, Quanzhou ascended in commercial importance following the destruction of the southern port of Guangzhou (Canton) in the ninth century. The city was known then as "Zaytun," after the Chinese name for the tropical Paulownia, or Tung tree ("citong"). The port reached its height of prosperity in the Mongol Yuan dynasty during the 13th century. It became a cosmopolitan, multi-ethnic center of commercial and religious exchange. However, following civil strife in the late thirteenth century, the gradual silting of the harbour, plus the anti-trade policies of the Ming and Qing dynasties, Quanzhou was gradually eclipsed by its neighbours, Xiamen (also known as Amoy) and Fuzhou, both "treaty ports" that expanded greatly in the 19th Century.

As its commercial fortunes waned, Quanzhou's importance as a place of departure for many overseas Chinese families increased. The city is one of the three points of the so-called "Min Nan triangle," which defines the linguistic region from which Southeast Asia's Hokkien-speaking population originate. An estimated 40% or more of Taiwan's Han ethnic population trace their ancestry back to Quanzhou. The government and the residents of Quanzhou still enjoy many valuable connections to overseas Chinese communities, especially across the straits to Taiwan and throughout Southeast Asia. City officials claim that more than five million overseas Chinese look to Quanzhou or its surrounding region as their place of origin. Many of these relatives continue to own property in the city, and, in deference to these relations, the city government avoided expropriating private housing for collective habitation, even during the most radical revolutionary periods of the Great Leap Forward and the Cultural Revolution. The result is that an estimated 90% of housing in the Old City is, and always has been, private.

The city of Quanzhou today is situated within a six-county prefectural-level administrative district with a population of approximately six million. This includes a municipal core with a population of around one half million; within this is the city proper (also known as Licheng) which includes the Old City, a densely built 7-square-kilometer district with between 160,000 and 200,000 inhabitants, depending on varying counts of the "floating population." The migrants who comprise the floating population are drawn by the rapid expansion of the city's economy, driven in large part by commercial investment of overseas Chinese capital. In 1995, Tao Tao, a planner and analyst of Quanzhou's development at Tsinghua University, described the city's situation thus:

> "For more than a decade now, Quanhou's economy has been developing rapidly. In 1992 the municipality's GNP represented 18% of the entire GNP of Fujian Province. Within the Min Nan "Golden Triangle" formed by Quanzhou, Xiamen and Zhangzhou municipalities, Quanzhou's GNP increased 19.1% and per capita income increased 21.4%. Commerce has also developed rapidly, with total retail trade in 1992 amounting to 84 times the 1980 basis of RMB 810,000,000. Rapid economic growth has pushed the development of the real estate industry. With all the land designated by the city's 1988 master plan for new development already leased out, the real estate developers' antennae are feeling their way into the historic district."[1]

City officials have responded to the recent influx of capital with a major program of urban renewal, including widening of roads, provision of new major infrastructure, rebuilding of inner-city housing and the creation of new housing complexes to the east of the city in order to reduce overall crowding in the Old City. The impact of this development on the historic fabric of the Old City has been enormous. Moreover, there seems to have been extensive overbuilding since the end of the real estate boom of the early 1990s, and some of the more ambitious redevelopment projects have been slow to realize returns on investment. Now many municipal and civic leaders have doubts about the viability of the drastic "clean-slate" approach to redevelopment. For reasons of economy as well as preservation, alternatives are being explored. Large-scale redevelopment is not the only threat to the city's historic fabric, however. Simultaneously with the formal process of urban spatial restructuring, an informal, household-level process of investment and construction is also transforming the city. The impacts of this change, and the challenges to planning policy it presents, may be as great as those of large-scale redevelopment.

[1] "Problems in the Implementation of Quanzhou's Old City Redevelopment Plan," in *Renewal and Development in Housing Areas of Traditional Chinese and European Cities*, International Conference Proceedings, Xi'an, July 6-18, 1995; Trondheim and Bordeaux, July 18-30, 1996.

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问卷调查问题与回答 Survey Questions and Responses

Qinglong Xiang Survey Responses 青龙巷调查结果
Total number of returned questionnaires 回收问卷总数 = 47(Note 备注: not all respondents answered every question 有些问卷的回答不全)

Households 居住情况

Gender of respondent 答卷性别 Male 男: 28 Female 女: 17

1. How long has your family lived on this property 您的家庭居住此处多少年?
   < 5 years 五年以少: 0 6-10 years/年: 3 11-20 years/年: 4
   21-50 years/年: 8 >50 years/年: 17 many generations 好几代: 7

2. Number of households by number of generations in household 您家现几代同堂?
   1 generations/代: 2 2 generations/代: 3
   3 generations/代: 25 4 generations/代: 8

3. Number of households with the following items 您拥有以下哪些财产?
   Car 汽车: 2 motorcycle or scooter 摩托车: 15 bicycle 自行车: 35
   TV 电视: 41 telephone 电话: 39 pager BP机: 24 cell phone 手提电话: 21

4a. Number of households by number of household members 您家有多少人?
   1 member/人: 3 2 member/人: 5 3 member/人: 9
   4 member/人: 7 5 member/人: 8 >5 member/人: 11

4b. Number of all residents in respondent households per age group 居民的年龄
   <6 years/年: 4 6-17 years/年: 21 18-25 years/年: 14
   26-35 years/年: 32 36-55 years/年: 53 >55 years/年: 45

4c. Occupation of all residents in respondent households 职业

Unemployed 失业:	19	Government 政府行政:	10
Student 学生:	21	Informal activities 不固定:	6
Labourer/worker 工人:	40	Own business 个体户:	4
Professional 专业人员:	9	Retired 退休:	41
Sales and Services 服务:	14		

4d. Place of work 工作所在地 Old City 旧城区: 62 New Districts 新城区: 15

5. Do you operate a business out of your house (if yes, please specify)?
   您是否在住宅之处有任何生意？（如果有，请说明）: Service 服务: 2

Housing 住宅情况

6. Who owns your current residence 您居住的房屋产权为?
   I and/or my family does 我或我的家庭所有: 40
   My family shares ownership with other relatives 我的家庭与其它亲戚共同所有: 4
   The government 政府房: 1
   Work unit 单位房: 1
   An owner who lives in Qing Long Xiang 所有者也住在青龙巷: 12
   An owner who lives elsewhere in Quanzhou 所有者住在泉州其它地方: 0
   An owner who lives overseas 所有者现住在海外: 2
   Other, please specify 其它(请说明): 0

7. Is your house self-built 你的住房是自建的吗? Yes 是: 31 No 不是: 0

8. How old is the building that you live in 你现住的房子有多少年的历史?
   Less than 2 years old 两年或两年以下: 0
   Between 2 and 10 years old / 2-10年: 9
   Between 10 and 20 years old / 10-20年: 9
   Between 20 and 50 years old / 20-50年: 10
   More than 50 years old / 50年以上: 14

9. How many stories is the building that you live in 您家住房共几层？
   1: 8 1.5: 1 2: 14 2.5: 1 3: 9 3.5: 1 4:6 5: 0 >6: 1

10. What is the total built area of your house in square meters
    您家现有住宅的建筑面积有多少平方米？
    <100: 14 101-200: 11 201-500: 10 >501: 2

11. What kind of infrastructure do you have in your house (circle all that apply)
    您家目前拥有的基本生活设施有？
    Running water/Tap water 自来水: 42 Flush Toilet 带抽水马桶的厕所: 27
    Gas Tank 煤气罐 : 37 Other (please specify) 其它(请指出: 2

Survey Questions and Responses 问卷调查问题与回答

Qinglong Xiang Survey Responses (continued) 青龙巷调查结果

12. Please list the top three problems associated with your current place of residence
请列出您家目前在住房方面的三个最大困难
Water pressure 水压: 5 Too much sun/heat 太晒/热: 4 Not enough space面积不够: 4
Cleanliness/garbage 卫生/垃圾: 3 Bad roofing 屋顶破: 3 Sewage/toilet 下水道: 3
Building approval process too long 自建审批手续太长: 2 Poor foundation 房基破: 2
Need of repair 需要维修: 2 No balcony guard 阳台缺铁栅: 1 Ventilation 通风: 1
Loss of street space 街巷空间减少了: 1

13. How much money has been invested in the construction/upgrading/purchase of your residence during the last 6 years (or since you moved in)?
最近6年内(或自从您迁居至此)您家已经投入了多少资金用于兴建、加建或购买房屋？
<100,000RMB: 13 101,000 - 300,000RMB: 5 >300,000RMB: 3

14. Do you have any future plans for your house 您对目前居住条件近期有何打算？
Normal maintenance 进行一般的维修: 5
Modest repairs and refurbishment 进行较大的翻修和整治: 3
Major reconstruction and enlargement 要求翻建,加建以获得更多的面积: 4
Demolition of the old house and construction of a new one 拆掉旧建筑,重建新建筑: 2
Considering moving to a new house elsewhere 考虑迁往新居: 1 No plans 没有打算: 25

15. If you and/or your family paid for the construction/upgrading/purchase of your residence, or plan to make future improvements, were/will any of the following means of financing (be) used?
如果您的家庭投入了资金在建房、改房或买房上,或打算将来这样做,您使用了或打算使用以下哪种资金方式(选出所有的您使用的选择,依据其重要性用数字序号标明)。
Bank loan 银行贷款: 6 Money from friends or family locally 当地朋友或亲戚的资助: 7
Money from friends or family overseas 海外朋友或亲戚的资助: 5
Personal savings 自己的存款: 15 Loan from employer 向雇主贷款: 1
Government subsidy 政府支付: 4 Other, please specify 其它(请说明) 0

16. If you are unwilling to move, why? 如果没有迁居的愿望,为什么?
Proximity to work/school/hospital/other socia您l services 这里比较方便于上班、上学、去医院或其它公共服务设施: 10
Proximity to a temple you frequent 这里比较靠近您经常去的寺庙: 5
Personal attachment to the neighbors 习惯于这里的邻里关系: 18
Personal attachment to this place 习惯于这个街区: 12
Would like to move but am unable 有迁居的愿望但是没有能力: 1

Community 社区情况

17. How many other of your family members live in other houses in this neighbourhood?
您家还有多少其它家庭成员也住在这一街区?

18. Do you or any of your household members belong to any community organizations, social clubs, or clan associations (if yes, please specify the name and type of organization(s), the type of activities engaged, and how long you and/or your other household members have been a part of the organization(s)) 您或您的家人参加哪一个社区的组织或社会团体?(请列出)?
18a. Number participating in various organizations 多少人参加哪些组织
Do not participate 不参加： 5
Qinglong Xiang Elderly Association 青龙巷老年人协会: 9
Quanzhou Seniors Art and Calligraphy 泉州老年人艺术与抒发: 1
Literary Club 文学俱乐部: 1
Neighborhood Committee 居委会: 1
Lin Jiang Subdistrict Committee Representative 临江街道代表: 1
Elderly Enterprisers 老年人 个体户: 1
Neighborhood Representative 居民代表: 1
Community Health Service 社区卫生医疗服务: 1
Communist Party social group 共产党社会交流会: 1
Alternative political party 民盟党派: 1
18b. Participated for how long 参加了多长时间?
1-3 years / 年： 5
4-10 years / 年： 4
10-20 years / 年 : 3
>20 years / 年： 0

19. Do you frequent a temple (if yes, how often and on what occasions)
您经常去寺庙吗?如果去,多长时间去一次?在什么时候去?那座寺庙?
19a. Yes 去 : 15 No 不去： 4
19b. Which temple 哪坐寺庙?
Qing Long Gong 青龙宫: 7 Kai Yuan Si 开元寺: 3 Nan Hai 南海: 1
Guan Di 关帝: 1 Fu Mei Gong 富美宫: 1 Tian Hou Gong 天候宫: 1

20. How many of your neighbours do you know by name 您知道多少您邻居的姓名?
More than 20 (20人以上): 24
Between 10 and 20 (10-20人): 10
Fewer than 10 (10人以下): 3

Qinglong Xiang Survey Responses (continued) 青龙巷调查结果

Open Questions on Historic Conservation 历史保护的问题

21a. Are there any buildings in your neighborhood that should be preserved? Which?
在您的街区里有没有应该保护的建筑? 哪些? 为什么? Yes 有: 9 No 没有: 3

- Do not know 不知道: 1
- Old houses in neighborhood 街巷里的老房子: 6
- Qinglong Xiang temple 青龙宫: 5
- Buildings 1000 years or older 一百多年老的房子: 1

21b. Why should they be preserved 为什么要保护?

- 历史价值： 1

22. Which of the current historic preservation policies that apply to your neighborhood are you familiar with? 您知道哪些关于您所住街区的历史保护政策措施?
Familiar 知道: 1 Unfamiliar 不知道: 6

23. What is your opinion of these policies?
您对这个政策措施有什么意见?组织名称活动形式参与了多长时间?

- "Let the government decide 让政府决定": 2
- "The current policy is good 现状政策好": 1
- "Should enforce the policy 应该落实政策": 1

Survey Questions and Responses 问卷调查问题与回答

Houcheng Xiang Survey Responses 后城巷调查结果

Summary of responses from households relocated in 1996 to multistory apartment buildings at eastern end of Houcheng Xiang 给外迁户安置在后城巷东段的多层楼公寓的居民调查结果摘要
(Total number of questionnaires returned 回收问卷总数 = 20)

1. Available Infrastructure in original house (all are available now)
   您家原来拥有的基本生活设施有： Water 自来水: 19 Toilet 带抽水马桶: 13 Gas 煤气罐: 14

2a. Average size of original dwelling 原有的房子的平均面积: 137.68 sq.m.
   Range 差距: 70 - 600 sq.m.
2b. Average size of dwelling after relocation 外迁之后房子的平均面积: 114.47 sq.m.

3a. Average household population by age before relocation 外迁之前的平均住户人口:
   Above 60 / 60岁以上: 1.42 Under 16 / 16岁以下: 1.21 Others 其他: 3.05
3b. Average household population by age after relocation 外迁之后的平均住户人口:
   Above 60 / 60岁以上: 1.53 Under 16 / 16岁以下: 0.79 Others 其他: 2.21

4. Satisfaction with new dwelling size 您对目前住房的空间和户型满意程度如何？:
   Very 很满意:0 Satisfied 较满意:10 Average 一般:9 Less 较差:0 Not Satisfied 不满意: 0

5. Satisfaction with Ba Gua Gou upgrading 您如何评价八卦沟的改造？:
   Very 很满意:2 Satisfied 较满意:9 Average 一般:8 Less 较差:0 Not Satisfied 不满意: 0

6. Satisfaction with new buildings 您对徐门街、后城一带新建筑的形式如何评价？:
   Very 很满意:2 Satisfied 较满意:8 Average 一般:9 Less 较差:0 Not Satisfied 不满意: 0

7. Has relocation changed daily life 这些新建筑是否改变了您的日常活动？ yes 是: 10 no 否: 8

8. Which public space frequented 您经常去哪些公共空间？
   Bagua Gou 八卦沟: 1 Houcheng 后城: 9 Tumen Jie 徐门街: 12
   Lakeside 湖边: 1 Other 其它: 6
9. Frequent Temples 您是否常去庙里？ Yes 是: 7 No 否: 11

10. How many neighbors known by name 您的邻居中有多少人您是知道他们的名字的？
   < 10: 6 10-20: 7 >20: 7

11. Relatives live nearby 您家是否有亲戚住在附近？ Yes 是: 15 No 否: 4

Summary of responses from new households moved into a new lowrise mixed-use building between Bagua Gou and Houcheng Xiang, mostly in 1997 and 1998
八卦沟和后城巷之间的底层商店与住宅楼里的新来的居民调查结果摘要
(Total number of questionnaires returned 回收问卷总数 = 8)

1. Where lived before 1993 您家1993年前住在哪里？ Tumen Jie 涂门街: 6 Other 其它: 2

2. Available Infrastructure in original house (all are available now)
   您家原来拥有的基本生活设施有： Water 自来水: 7 Toilet 带抽水马桶: 3 Gas 煤气罐: 3

3a. Average size of original dwelling 原有的房子的平均面积: 116 sq.m.
3b. Average size of dwelling after relocation 外迁之后房子的平均面积: 111.2 sq.m.

4a. Average household population by age before relocation 外迁之前的平均住户人口:
   Above 60 / 60岁以上: 0.5 Under 16 / 16岁以下: 0.87 Others 其他: 2.75
4b. Average household population by age after relocation 外迁之后的平均住户人口:
   Above 60 / 60岁以上: 0.375 Under 16 / 16岁以下: 0.75 Others 其他: 2.88

5. All 8 respondents were satisfied with current dwelling size, with Bagua Gou upgrading, and with new architecture 所有的新来的居民对现状房子的面积、 八卦沟改造以及新建筑的形式都满意.

6. Has relocation changed daily life 这些新建筑是否改变了您的日常活动？ yes 是: 4 no 否: 1

7. Which public space frequented 您经常去哪些公共空间？
   Bagua Gou 八卦沟: 2 Houcheng 后城: 0 Tumen Jie 徐门街: 3
   Lakeside 湖边: 0 Other 其它: 2

10. Frequent Temples 您是否常去庙里？ Yes 是: 7 Which one 常去哪一座？Guan Di Miao 关帝庙

11. How many neighbors known by name 您的邻居中有多少人您是知道他们的名字的？
   < 10: 0 10-20: 6 >20: 2

12. Relatives live nearby 您家是否有亲戚住在附近？ Yes 是: 5 No 否: 3

13. Reason for buying new housing here 您为什么要在这里买房？
   Good location 位置好: 8 Near to children's school 孩子上学近: 2

Dong Mei Survey Responses 东美调查结果

Typology 住宅类型	Traditional 传统院落	Temporary 临时棚房	Estate 公寓小区	Shophouse 商住	Factory 工厂宿舍	Rowhouse 联排住宅	Total 总数
# households surveyed 回收问卷	2	7	5	18	4	28	64
1. History Here 您的家庭居住此处多少年?							
<5 years / 年		2	2	3	1		8
6to10 / 年							0
11to20 / 年			1	2	1	1	5
21to50 / 年		2	1	3	1	12	19
>51 / 年	2	3	1	9	1	17	33
2a. Moved from where 您若最近6年内才来到东美，您是从哪里来的?							
City Centre 市中心		1	2		1		4
Region 周围地区				2	1		3
S. China 中国南部		2					2
N. China 中国北部							0
Elsewhere 其它							0
2b. Reason Moved 来这里的原因							
Employment 上班		2		2	2		6
Family 家庭原因					1		1
Education 上学							0
Affordability 房价			2				2
Location 地方方便			1	1			2
3. Intended length of stay 您打算在东美待多久?							
A) <1 yr / 年					1		1
B) 1- 5 yrs / 年		2		3	3		8
C) >5 yrs / 年	2		5	13		21	41
D) Don't know 不知道		4		3		7	14
4. # of Generations in Household 您家现在几代同堂?							
1		2		3			5
2			2	5	2	7	16
3		4	3	8		15	30
4	2	1		2	1	6	12
5						1	1

Typology 住宅类型	Traditional 传统院落	Temporary 临时棚房	Estate 公寓小区	Shophouse 商住	Factory 工厂宿舍	Rowhouse 联排住宅	Total 总数
# households surveyed 回收问卷	2	7	5	18	4	28	64
5a. # of People in Household 住户人口							
1				2			2
2		2		2		1	5
3		1	3	3	1	5	13
4		1		3		5	9
5	1	3				4	8
>6	1		1	1		8	11
5b. # Residents per Age Group 居民的年龄							
<6 yrs / 年	1		2				3
6 - 17 yrs / 年		3		1		16	20
18 - 25 yrs / 年	3	1	1	12		14	31
26 - 35 yrs / 年	3	9	2	6		19	39
36 - 55 yrs / 年	2	5	3	10	2	36	58
>56 yrs / 年	5	8	1	5	1	21	41
5c. males 男性人口	6	12	5	15	2	54	94
5d. females 女性人口	8	14	5	7	1	39	74
5e. Residents' occupation 居民的职业							
Unemployed 失业	3	2		2		3	10
Student 学生	1	3		3		15	22
Labour 劳动	2	2		3	1	9	17
Professional 专业			2			5	7
Self-employed 个体户	1	2	1	2		6	12
Retired 退休	5	3				8	16
Sales/Services 服务业				6	2	5	13
Government 行政	2		4	4		6	16
Part-time 非全日		8				1	9
Farmer 农民				5		9	14
Army 军队				1			1
Informal 不固定				4		24	28

Typology 住宅类型	Traditional 传统院落	Temporary 临时棚房	Estate 公寓小区	Shophouse 商住	Factory 工厂宿舍	Rowhouse 联排住宅	Total 总数
# households surveyed 回收问卷	2	7	5	18	4	28	64
5e. Residents' occupation (continued) 居民的职业							
Artist/Craftsman 艺术/手工				1		2	3
5f. Residents' place of work 居民上班地点							
Dong Mei 东美	3	16	1	11	3	30	64
Suburbs 郊区				2			2
City Centre 市中心		1	1	6		8	16
Elsewhere 其它		3		1		2	6
6. Home Business 家里做生意		1	3	11	2	6	23
Commercial 商业				5	2		7
Industry 工业		1	1	1		4	7
Agriculture 农业				3			3
Service 服务业				1		1	2
7. Please choose the drawing that most resembles your house 请圈选一幅和您住宅最相似的图片							n/a
8. Ownership 住房所有权者							
Self or family 自己或自己的家	2	5	4	13	2	28	54
Dan Wei 单位				1			1
Government 政府							0
owner in Dong Mei 房东(住东美区)		2	1	4	2		9
owner elsewhere in Quanzhou 房东(住在泉州其它地方)							0
owner Overseas 房东(住海外)							0
Other 其它							0
9. Building Age 您的房子从建好到现在有几年了？							
< 2 yrs / 年				4	1		5
2-10 yrs / 年		1	4	10	3	15	33
10-20 yrs / 年				3		10	13
20-50 yrs / 年		5		1			6
>50 yrs	2	1				1	4

Typology 住宅类型	Traditional 传统院落	Temporary 临时棚房	Estate 公寓小区	Shophouse 商住	Factory 工厂宿舍	Rowhouse 联排住宅	Total 总数
# households surveyed 回收问卷	2	7	5	18	4	28	64
10. House is Self-Built 房子是自建屋	2	5	1	18	4	28	58
11. # of Stories 您家住房有几层？							
1	1	4					5
2	1	1	2	5		1	10
3			2	9		23	34
4		2		3	3	4	12
5			1		1		2
>6							0
12. Floor Area 您家 住房现有多少平方米？							
<100		3	3	5		3	14
101-200		3	2	12	1	9	27
201-500	1	1			1	15	18
>501	1			1		1	3
13. Financing 您如何投资您的住房？							
Bank loan							0
Local money					1	2	3
Overseas money	1					2	3
Savings	1	6	4	15	4	26	56
Employer loan			1				1
Gov't subsidy				1		1	2
14. Amount of money spent to build, enlarge or buy house 最近6年内(或自从您迁居至此)您家已经投入了多少资金用于兴建、加建或购买房屋？							
< 100,000 RMB		6	4	1		2	13
100,001 - 300,000 RMB		1		6	1	16	24
>300,000 RMB				2		5	7
15. Available Infrastructure 您家目前拥有的基本生活设施有：							
Water 自来水	2	7	5	19	4	27	64
Toilet 带抽水马桶	2	1	5	12	4	10	34
Gas 煤气罐	2	5	5	16	4	26	58
Other 其它						1	1
16. Where Shop 您的日常消费在哪里进行(如买菜或购买日常用品)？							
Dong Mei 东美	2	6	4	15	3	16	46
Suburbs 郊区		5		4	1	8	18
City Centre 市中心			3	4		8	15
Elsewhere 其它						1	1

Typology 住宅类型	Traditional 传统院落	Temporary 临时棚房	Estate 公寓小区	Shophouse 商住	Factory 工厂宿舍	Rowhouse 联排住宅	Total 总数
# households surveyed 回收问卷	2	7	5	18	4	28	64
17. School Attended by Children 您有孩子吗？在哪里上学？							
City Centre 市中心	1	1	2	3	2	6	15
Dong Xia 东霞		2	4	6		8	20
Kindergarten 幼儿园						2	2
Other Suburbs 其它郊区						1	1
Elsewhere 其它						2	2
18. Language spoken at home 您家里说普通话还是闽南话或其它方言？ Difficulty communicating with neighbours 您和邻居之间语言沟通良好吗？							
A)Mandarin 普通话			4		1	7	12
Have difficulties 沟通不好							0
B)Minnan 闽南	2	8	1	14	6	27	58
Have difficulties 沟通不好		1					1
C) Other 其它		4					4
Have difficulties 沟通不好							0
19. Know how many neighbors' names? 您知道多少您邻居的姓名？							
>20 people / 人	2	4	2	13	1	24	46
10-20 people / 人				3			3
<10 people / 人		2	3	4		2	11
20. Participate in which Social Organisations 您或您家人参于哪些社区组织、社会团体或者家族同会？							
Communist Party social group 共产党社会交流会			1	1		1	3
21a. Go to temple 常去庙里	2	5	1	4	1	12	25
21b. Which Temple? 常去哪一座？							
Tu Di Miao 土地庙		1		1	1		3
Weng Ye Miao		2		1			3
Hai Yen Shi						1	1
City center temples 市中心不同的寺庙		3		2		16	21

Typology 住宅类型	Traditional 传统院落	Temporary 临时棚房	Estate 公寓小区	Shophouse 商住	Factory 工厂宿舍	Rowhouse 联排住宅	Total 总数
# households surveyed 回收问卷	2	7	5	18	4	28	64
22. Public Services Lacking 您认为这里是否缺乏某些公共设施？是哪些？							
Public Toilets 公厕		1		5	1	2	9
Fire Hydrants 消防栓					1	2	3
Parks 公园	1	2	2	1	2	5	13
Recreation 娱乐场所			3	3	1	11	18
Roads 道路	1	1				3	5
Garbage pickup 垃圾站	1			3		2	6
Public Security 公共安全	2	1	2	4	1	2	12
Trees/green spaces 树/绿地				1	1	4	6
23. Housing Difficulties 您家在住房方面的最大困难是什么？							
Cleanliness 卫生		2		2	4		8
Water Pressure 水压			1	6		3	10
Electricity 电力			1	3			4
Air Conditioning 空调		1	1			5	7
Too much sun/heat 太热/晒				1			1
Costs 费用	1	2				1	4
Not enough room 面积不够			2				2

Suggestions and Comments 建议与意见

- In order to improve, residents should think like urbanites. Need neater, cleaner, more safety measures. Out of province people don't pay attention to the public environment - ruralites/farmers have a lower standard of cleanliness.
- Out of province person says "it's really clean here. I like it a lot. Doctors here are very nice and inexpensive and effective."
- Loss of rice patties, lack of governments programs to ease transition between rural/urban life (job training)
- People from out of province cannot be generalized. Some are good and some are bad.
- Everything is great